

NEW SINGLE FAMILY HOUSE

LOT-24, 283 SUNKIST LANE,
LOS ALTOS, CA



BRIAN KIM'S RESIDENCE

REVISIONS :

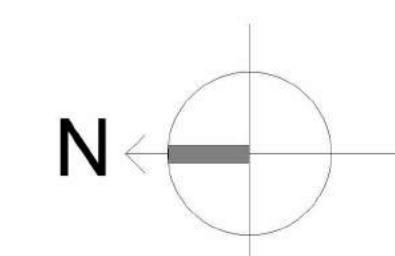
REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
2	REVISED AS PER COMMENTS	26-APRIL-2021	PRAKASH
3	REVISED AS PER COMMENTS	12-JAN-2022	ADITI

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SHEET CONTENT:

TITLE SHEET



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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A1.001

TITLE SHEET

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO: -

SCALE: 1/4" = 1'-0"



ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com

SHEET INDEX

DRG NUMBER	DARWING NAME	DATE
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U-1	UTILITY PLAN	12-JAN-2022

ZONING COMPLIANCE

THE PROJECT SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE (CBC), 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE.

CITY OF LOS ALTOS ORDINANCE APN : 170-22-024

TYPE OF CONSTRUCTION : V-B
ZONE: R1 - 10

LOT AREA: 13,037 SF
HISTORICAL: NO

NEW STRUCTURE
NEW TWO STORY ALLOWABLE FLOOR AREA 4054 Sq.ft. MAX

TOTAL FLOOR AREA

MAIN HOUSE LIVING AREA 3488 SF
ADU LIVING AREA 796 SF

TOTAL COUNTABLE AREA 4,284 SF

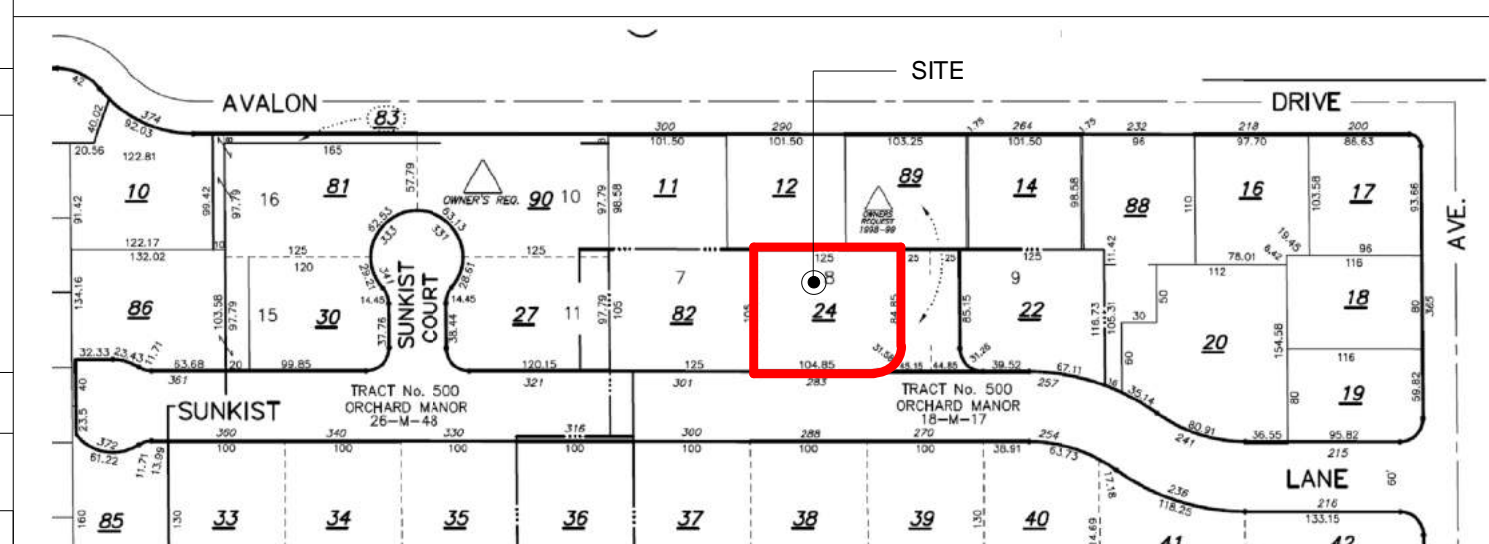
ZONING COMPLIANCE

	EXISTING	PROPOSED	Allowed/Required
LOT COVERAGE <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6FT IN HEIGHT</small>	2628 SF (20.15 %)	3,477 (2259+422+796) SF (26.67 %)	3911 SF (30 %)
FLOOR AREA <small>MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS</small>	2628 SF (20.15 %)	4,030 SF (30.91 %)	4054 SF (37 %)
ADU		796 SF	800 SF
SETBACKS (MAIN HOUSE)			
FRONT	29' 8" feet	26' 6" feet	25 feet
REAR	15' 4" feet	36' - 5" feet	25 feet
RIGHT SIDE (1st/2nd)	25' 8" feet	23'6" feet / 33'11" feet	10 feet / 17' 6" feet
LEFT SIDE (1st/2nd)	9' 10" feet	10 feet / 28 feet	10 feet / 17' 6" feet
HEIGHT	14 feet	26' 11" feet	27 feet

SCOPE OF WORK

DEMOLITION OF 2750 SF OF EXISTING RESIDENCE STRUCTURE, NEW CONSTRUCTION OF 3,477 SF SINGLE FAMILY RESIDENCE OVER LOT 13,037 SF

VICINITY MAP



N.T.S

SQUARE FOOTAGE BREAKDOWN

	Existing	Change In	Total Proposed
HABITABLE LIVING AREA <small>INCLUDES HABITABLE BASEMENT AREAS</small>	2628 Square feet	4,284 Square feet	4,284 Square feet
NON-HABITABLE AREA <small>DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES</small>	0 Square feet	542 Square feet	542 Square feet

LOT CALCULATIONS

NET LOT AREA	13,037_Square feet
FRONT YARD HARDSCAPING AREA : <small>HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%</small>	1200.70 SF (40%)
LANDSCAPE BREAKDOWN :	
TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED):	6,504_Sq ft
EXISTING SOFTSCAPE (UNDISTURBED):	0_Sq ft
NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING)AREA:	6,533_Sq ft
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA	13,037 Sq ft (Net Lot Area)

DEFERRED SUBMITTALS

- FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN.
- SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT.

CONTACT INFO

OWNER : YONG SUCK BRIAN KIM
408-829-8222

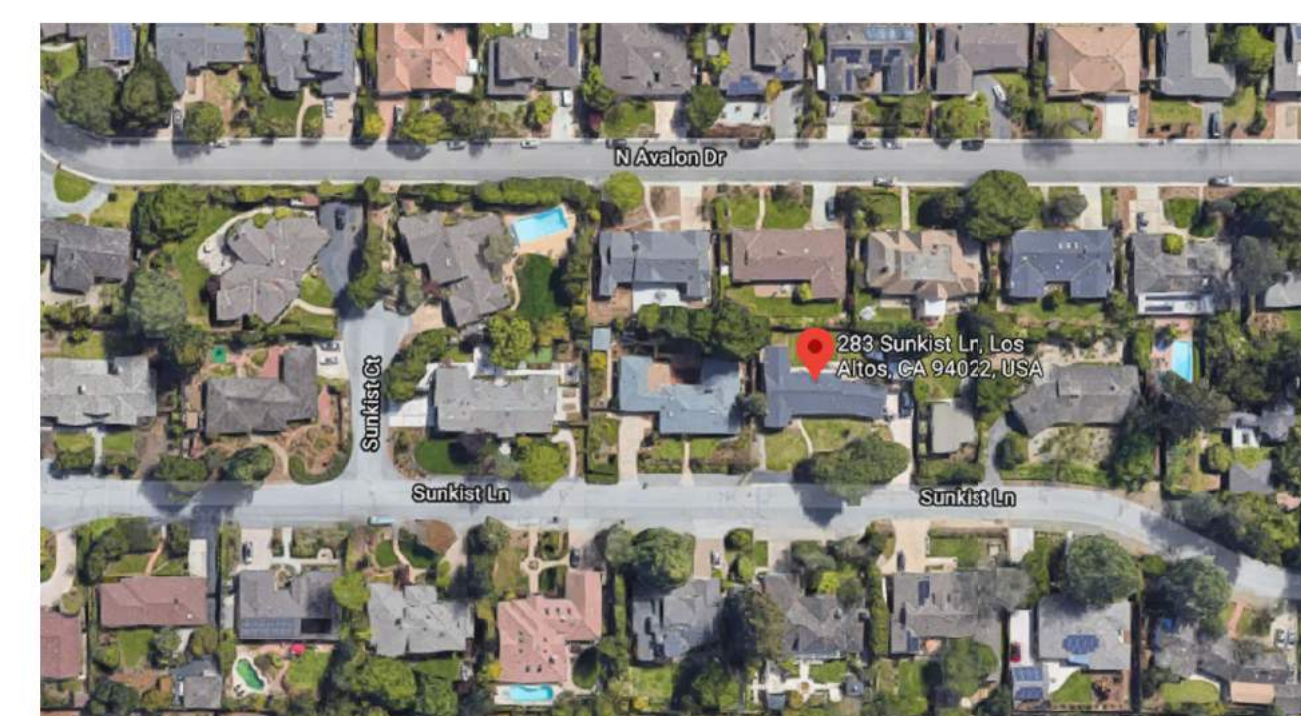
ARCHITECT: LIVIO Building Systems
650-209-6500

CIVIL ENGINEER /LAND SURVEYOR: RW ENGINEERING
408-262-1899

LANDSCAPE ARCHITECT: GREGORY LEWIS
831-359-0960

GENERAL NOTES

- HERS VERIFICATION REQUIRED FOR THE HVAC COOLING, HVAC DISTRIBUTION SYSTEM FAN SYSTEMS, AND IAQ (INDOOR AIR QUALITY). PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
- AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGSBC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.
- ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.
- PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT.
- PRIOR TO OCCUPANCY OF THE BUILDING, PROVIDE A LETTER FROM THE CERTIFIED GREENPOINT RATER THAT VERIFIES COMPLIANCE WITH THE CHECKLIST AND THE MINIMUM REQUIRED POINTS WERE ACHIEVED.
- PROPERTY LINE SURVEY WILL BE COMPLETED BY LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION
- BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION
- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION





NOTES:

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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A1.002

SITE NEIGHBOURHOOD

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO: -

SCALE: As indicated

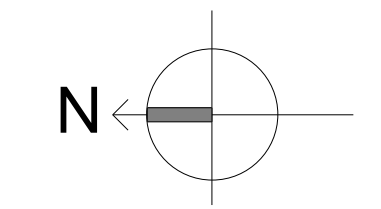
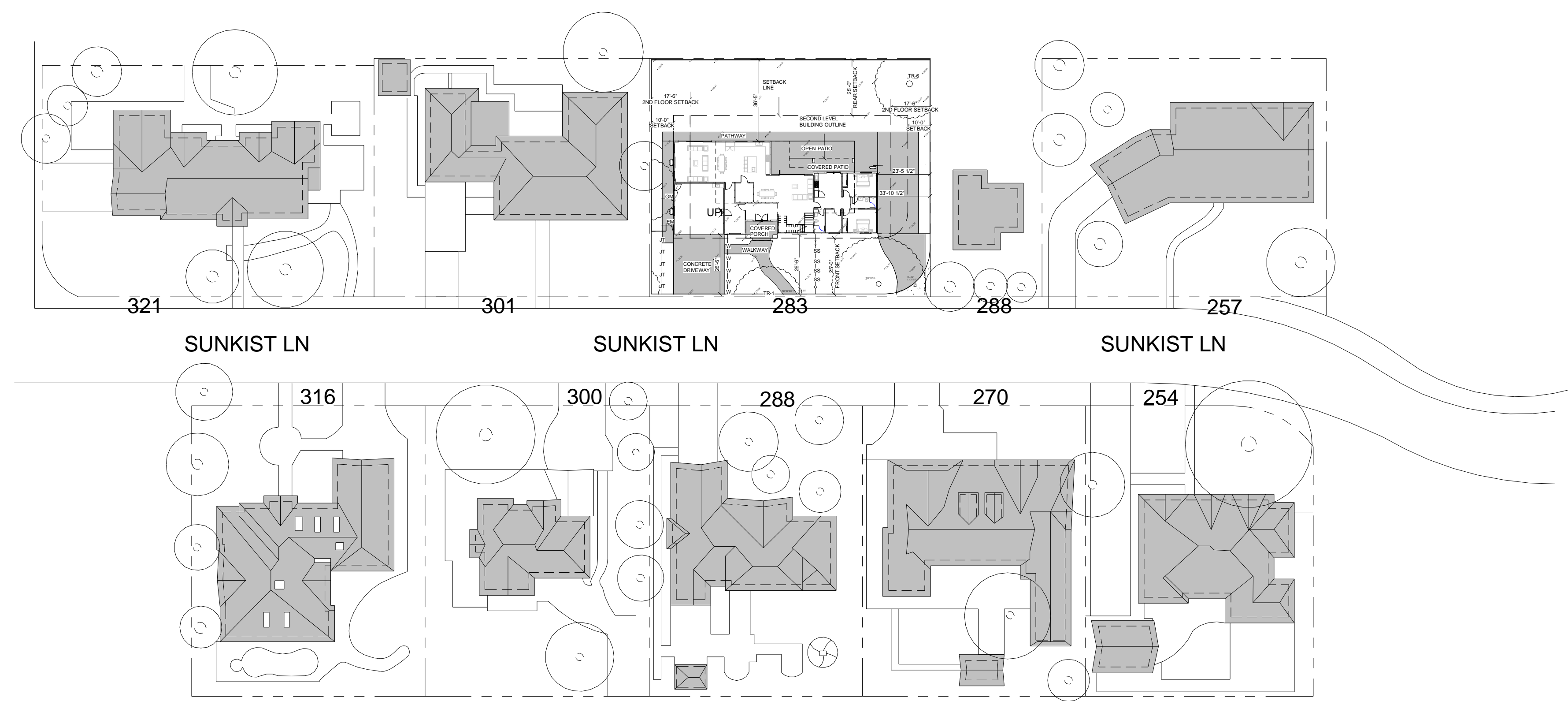
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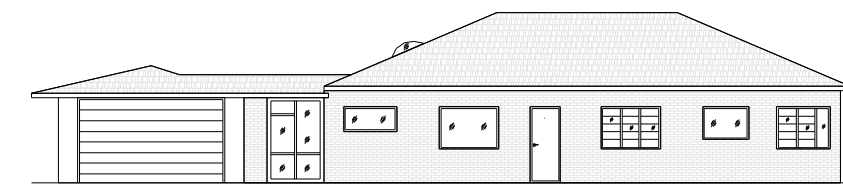
VIEW LOOKING OF 283 SUNKIST LANE EXISTING HOUSE





321

ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTAL SIDING



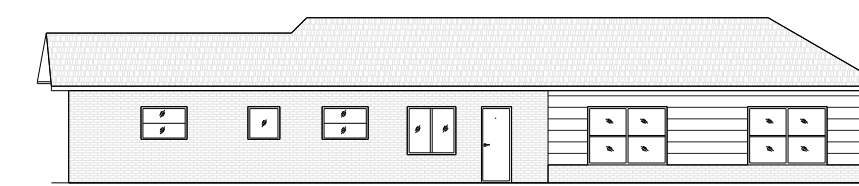
301

ONE STORY, HIP AND GABLE ROOF, WIDE TILING



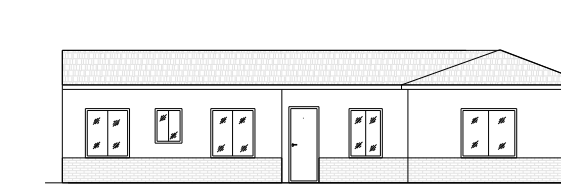
283

TWO STORY, HIP AND GABLE ROOF, WIDE HORIZONTAL SIDING AND STONE VANEER



257

ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTAL SIDING AND TILING



215

ONE STORY, FLAT ROOF, WIDE SIDING



316

ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTAL SIDING



300

TWO STORY, HIP AND GABLE ROOF, WIDE HORIZONTAL SIDING



288

ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTAL SIDING



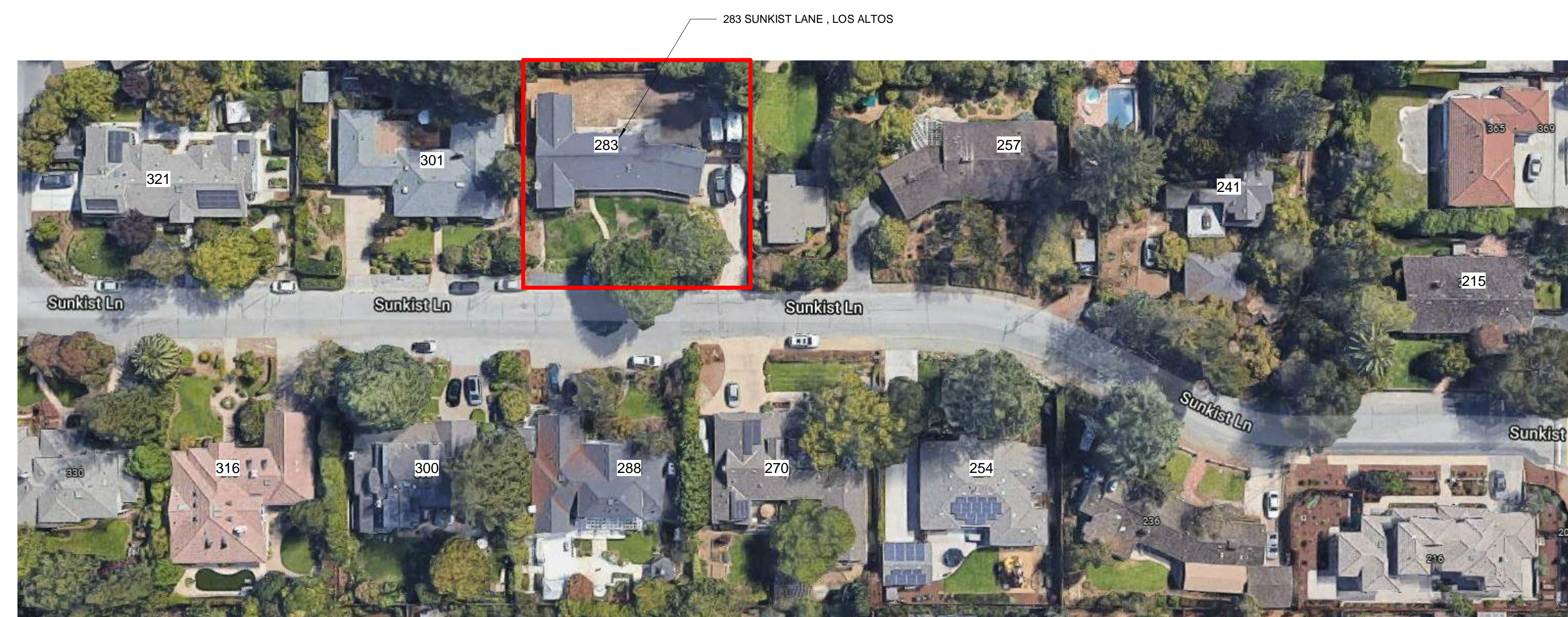
270

ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTAL SIDING AND TILING



254

ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTAL SIDING AND TILING



CONTEXT MAP :

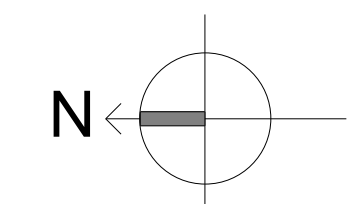
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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A1.003

NEIGHBOURHOOD CONTEXT MAP

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO: -

SCALE: As indicated

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com



SITE BENCHMARK

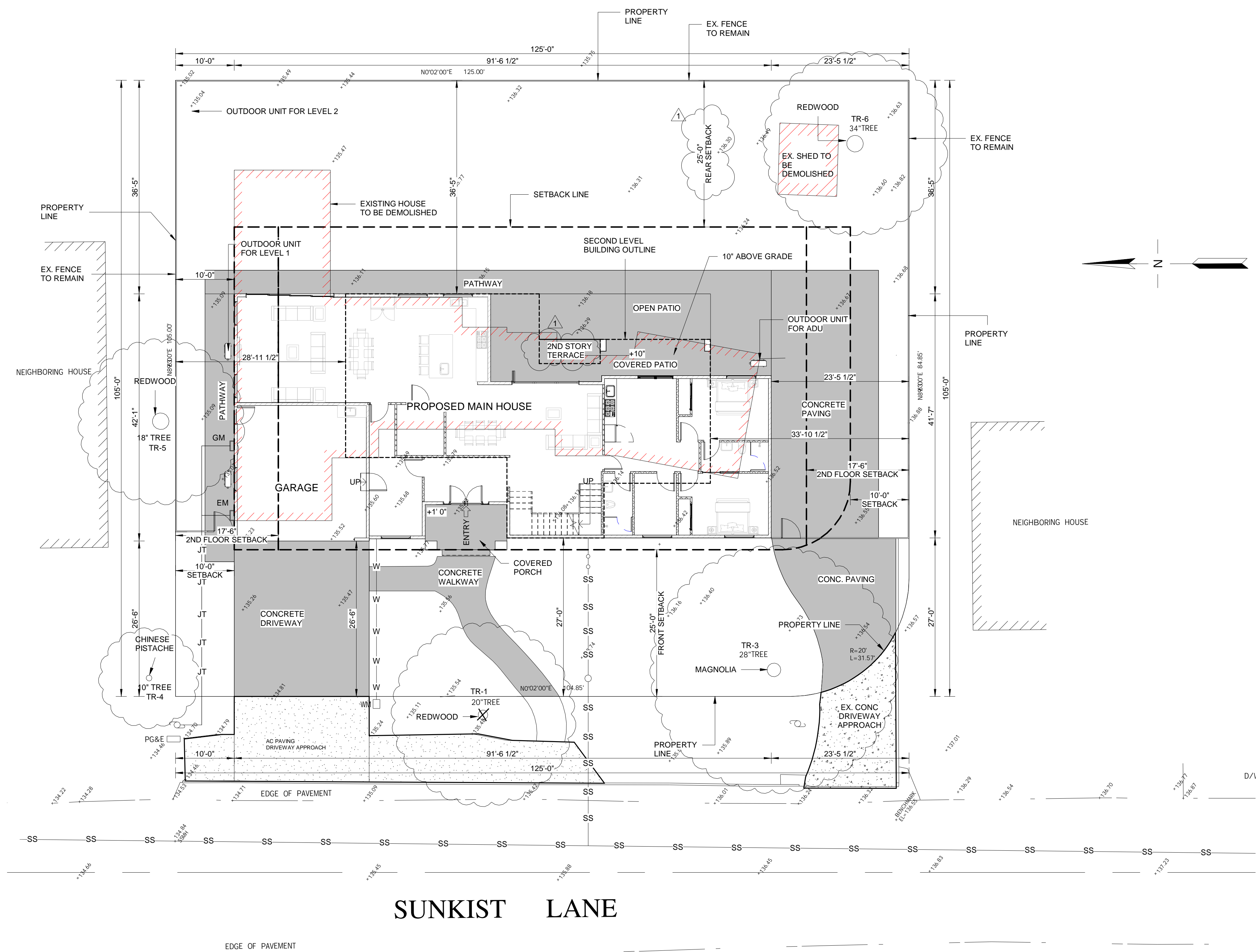
SET NAIL
ELEVATION = 136.50 NAVD 1988 DATUM

BASIS OF BEARINGS

THE BEARING S002°00'W OF THE CENTERLINE OF SUNKIST LANE AS SHOWN ON TRACT MAP NO. 500, FILED FOR RECORD IN BOOK 18 OF MAPS AT 17, SANTA CLARA COUNTY RECORDS.

SITE DATA

283 SUNKIST LANE
LOS ALTOS, CA
APN: 170-22-024
AREA=13,037 S.F.



1 SITE PLAN
1" = 10'-0"

NOTES:

SITE LEGENDS

- AREA TO BE DEMOLISHED
- PROPOSED MAIN HOUSE
- SECOND STORY FOOTPRINT
- SETBACK LINE
- TREE TO BE REMOVE
- JOINT TRENCH
- SANITARY SEWER
- WATER LINE

REVISIONS :

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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A1.004

SITE LAYOUT

DATE: 12-JAN-2022
DRAWN BY: PRAKASH
CHECKED BY: SUBHENDU



PROJECT NO: - ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
SCALE: As indicated CONTACT : 650-209-6500
EMAIL : team@golivio.com

SITE BENCHMARK

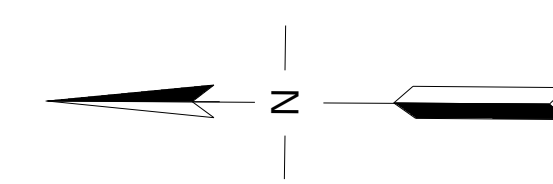
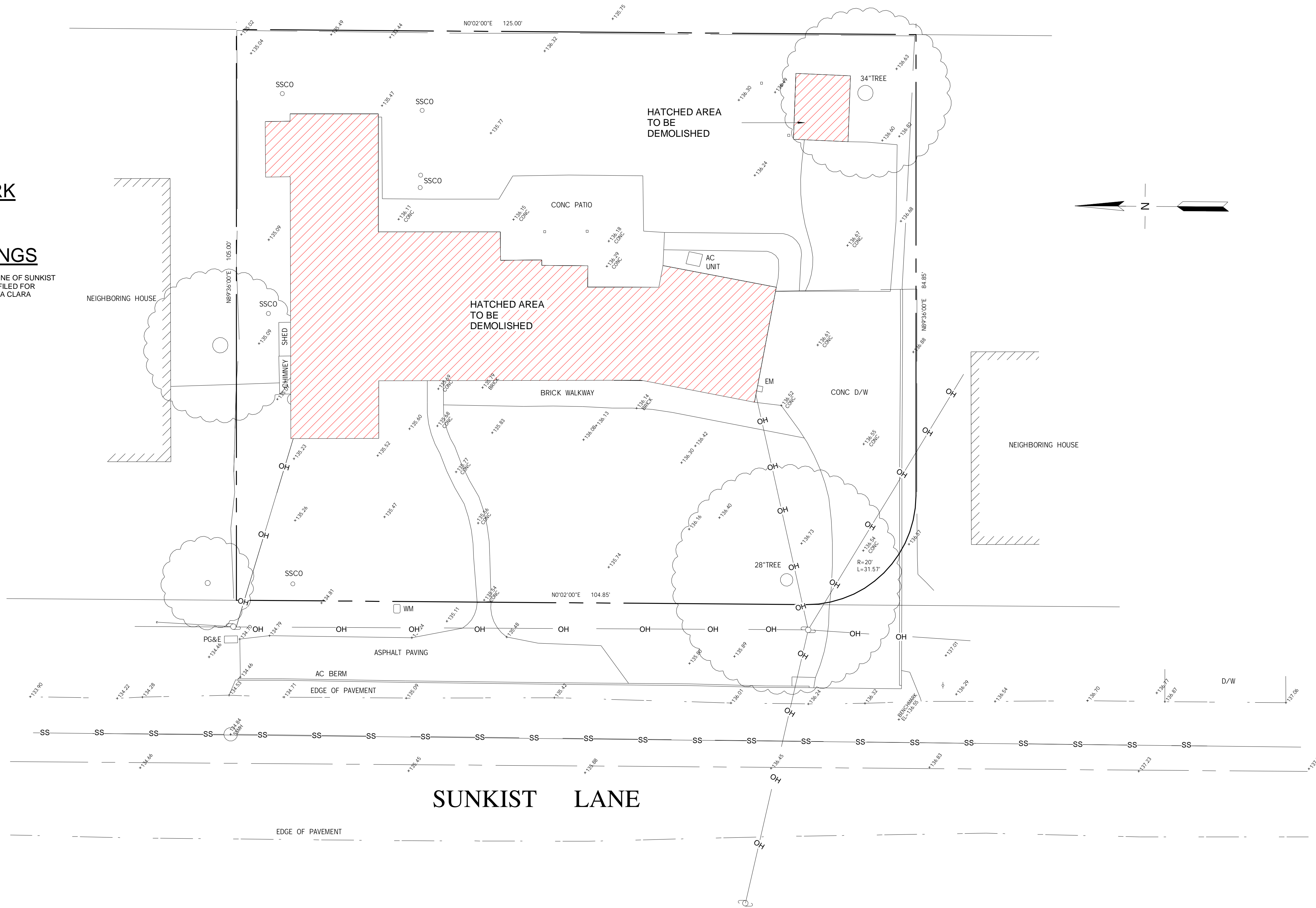
SET NAIL
ELEVATION = 136.50 NAVD 1988 DATUM

BASIS OF BEARINGS

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SITE DATA

283 SUNKIST LANE
LOS ALTOS, CA
APN: 170-22-024
AREA=13,037 S.F.



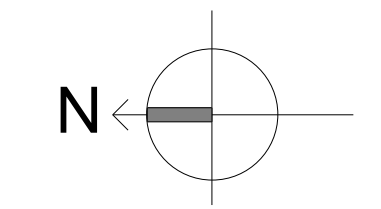
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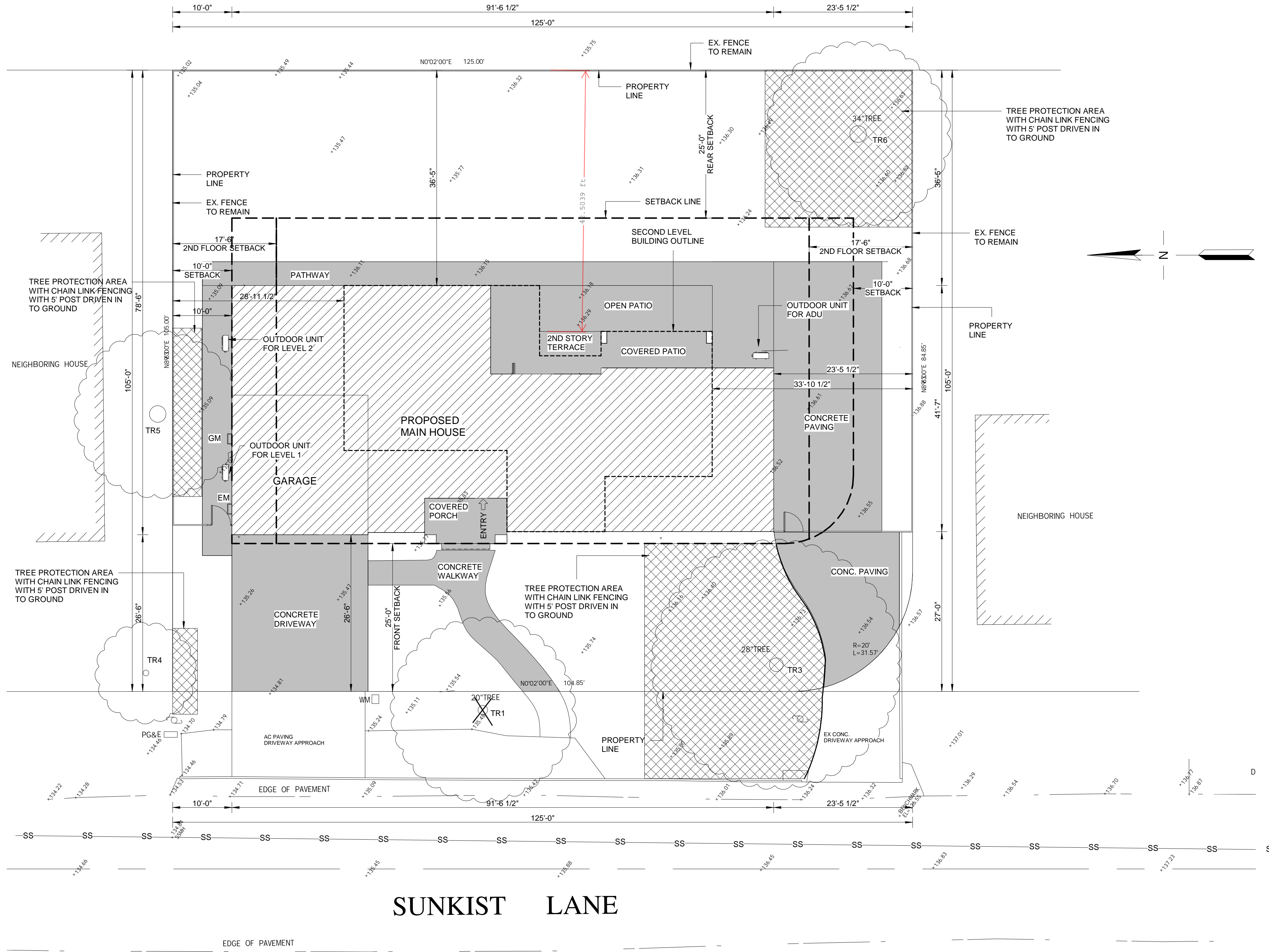
PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A1.005

SITE DEMOLITION LAYOUT

DATE:	12-JAN-2022	
DRAWN BY:	PRAKASH	
CHECKED BY:	SUBHENDU	
PROJECT NO: -	ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022	
SCALE: 1" = 10'-0"	CONTACT : 650-209-6500	
	EMAIL : team@golivio.com	

1 DEMOLITION PLAN
1" = 10'-0"



SITE DATA

283 SUNKIST LANE
LOS ALTOS, CA
APN: 170-22-024
AREA=13,037 S.F. +/-

TABLE

TREE	SIZE	NOTE	NAME OF TREE
TR1	20"	TO BE REMOVED	REDWOOD
TR3	24"	TO BE PROTECTED	MAGNOLIA
TR4	10"	TO BE PROTECTED	CHINESE PISTACHE
TR5	24"	TO BE PROTECTED	REDWOOD
TR6	34"	TO BE PROTECTED	REDWOOD

TOTAL NUMBER OF TREES EXISTED AT SITE - 04 NOS

TREE PROTECTION NOTE :
TREE PROTECTION FENCING AROUND TREES NO. 3,4,5,6 (DRIP LINE) SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND."

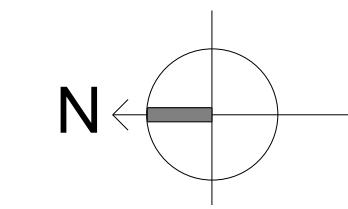
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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A1.006

TREE PROTECTION PLAN

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO: -

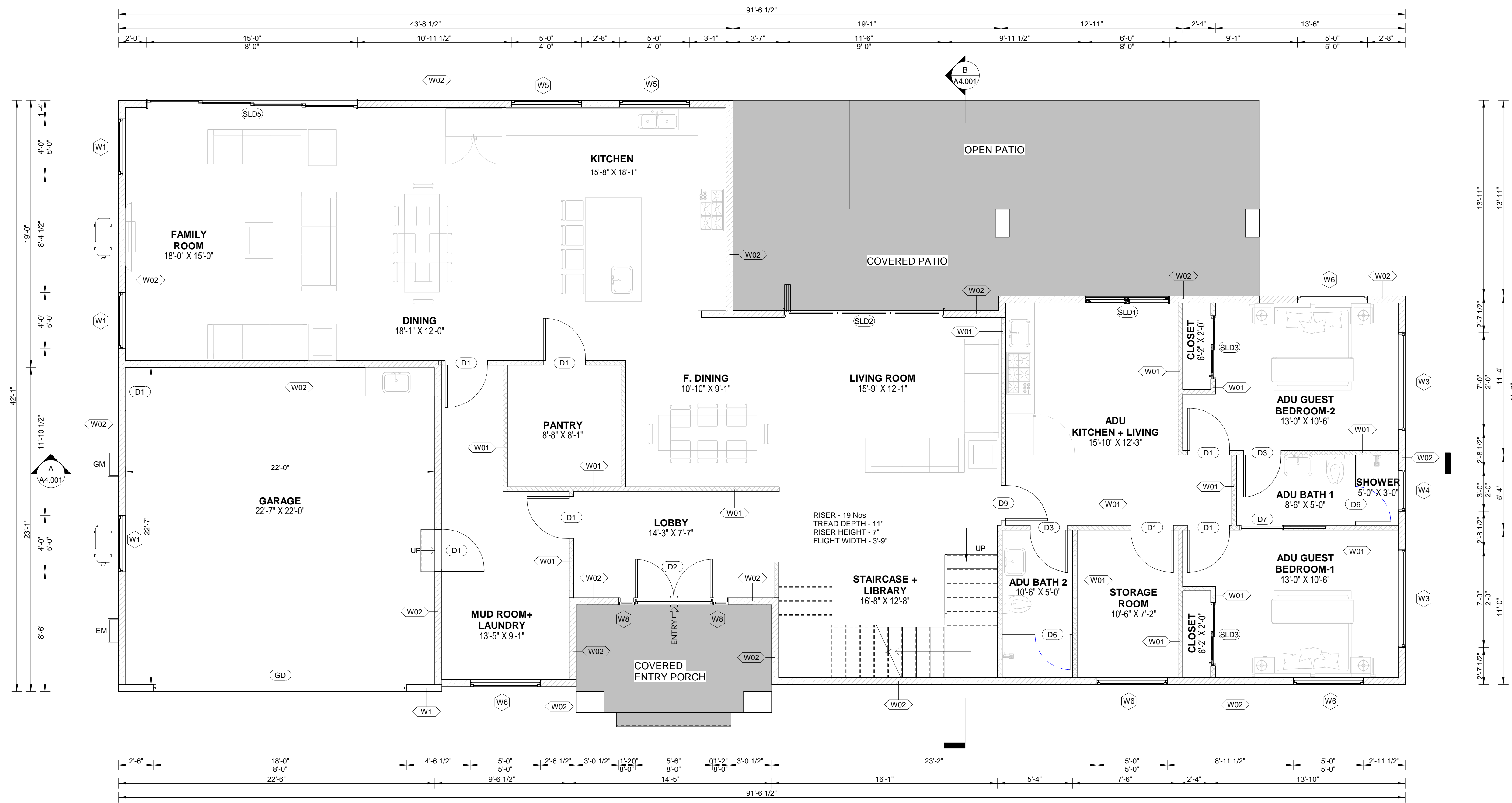
SCALE: As indicated



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EMAIL : team@golivio.com

1 TREE PROTECTION PLAN
1" = 10'-0"

SUNKIST LANE


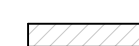


B FIRST LEVEL FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

- | | |
|--|---|
| <p>A. ALL PLANS TO BE CONSTRUCTED TO ALL APPLICABLE BUILDING CODES, INCLUDING THE 2019 CBC AND THE CRC.</p> <p>B. THE BUILDING ADDRESS SHALL COMPLY WITH SECTION R319 CRC.</p> <p>C. ALL WALLS IN SHOWER AREAS WILL BE PROTECTED UP TO 72" A.F.F. PER SECTION R307 CRC.</p> <p>D. WALL FRAMING SHALL BE 2x6 AT 16" O.C. WITH 1/2" EXTERIOR SHEATHING AT EXTERIOR WALLS AND 2x4 AT 16" O.C. WITH 5/8" GYP. BOARD AT INTERIOR WALLS. SHEAR WALL PANELS AND SPECIAL FRAMING CONDITIONS WILL BE NOTED IN THE STRUCTURAL DRAWINGS.</p> <p>E. INTERIOR STAIR CONSTRUCTION - VERIFY VERTICAL DISTANCE IN FIELD. MAXIMUM RISE SHALL NOT EXCEED 7.75" AND MINIMUM TREAD SHALL NOT BE LESS THAN 10". HANDRAILS AS REQUIRED. CLEAR VERTICAL HEAD HEIGHT SHALL BE 6'-8" MINIMUM.</p> <p>F. PROVIDE 1/2" GYP. BOARD AT WALLS AND CEILING UNDER STAIR USABLE ENCLOSED SPACES.</p> <p>G. THE MINIMUM HEIGHT OF ALL GUARDRAILS SHALL BE 42". SPACING OF PICKETS IS TO BE LESS THAN 4" O.C. THE SPACE BELOW THE BOTTOM RAIL OF THE GUARD SHALL NOT EXCEED 4". CRC SECTION R312.1.3</p> <p>H. STANDARD DOOR FRAMING SHALL OCCUR 4" FROM RETURN WALL UNLESS OTHERWISE NOTED. HARDWARE PER OWNER.</p> <p>I. ALL EXTERIOR DOORS SHALL HAVE A LANDING WITH A MAXIMUM 7.75" STEP.</p> | <p>J. ALL BEDROOMS SHALL HAVE A WINDOW THAT MEETS EGRESS REQUIREMENTS. THIS WINDOW SHALL BE DESIGNATE BY AN (E) AFTER THE WINDOW SIZE AND STYLE. EGRESS WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES. GRADE FLOOR AND BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQ FT. EGRESS WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. WINDOWS BELOW GRADE SHALL BE PROVIDED WITH A WINDOW WELL. CRC R310.2</p> <p>P. ALL OTHER WINDOWS SHALL BE OPERABLE UNLESS OTHERWISE SPECIFIED.</p> <p>Q. ALL GLAZING IN SLIDING GLASS DOORS, SHOWER ENCLOSURES, AND OTHER REQUIRED SAFETY LOCATIONS SHALL HAVE SAFETY TEMPERED GLASS. CRC R308.4</p> <p>R. BALCONY FLOOR SHALL BE 2" BELOW FINISH FLOOR AND SLOPED 1/4" PER FOOT AWAY FROM DOORS. DOOR OPENINGS SHALL BE PROPERLY FLASHED. DRAINAGE PIPE WILL GO THROUGH FASCIA TO GUTTER.</p> <p>S. EXTERIOR A/C UNITS ARE ANCHORED TO 3" CONCRETE SLABS SHOWN ON PLANS</p> |
|--|---|

WALL LEGEND (FIRST LEVEL)

- W01  TYPICAL 2x4 INT WALLS
- W02  TYPICAL 2x6 EXT WALLS

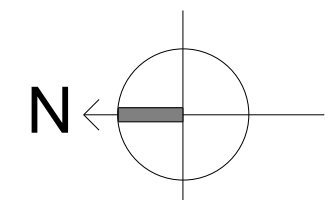
NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
2	REVISED AS PER COMMENTS	26-APRIL-2021	PRAKASH
3	REVISED AS PER COMMENTS	12-JAN-2022	ADITI

NOTES:

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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A2.001

FIRST FLOOR PLAN

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO: -

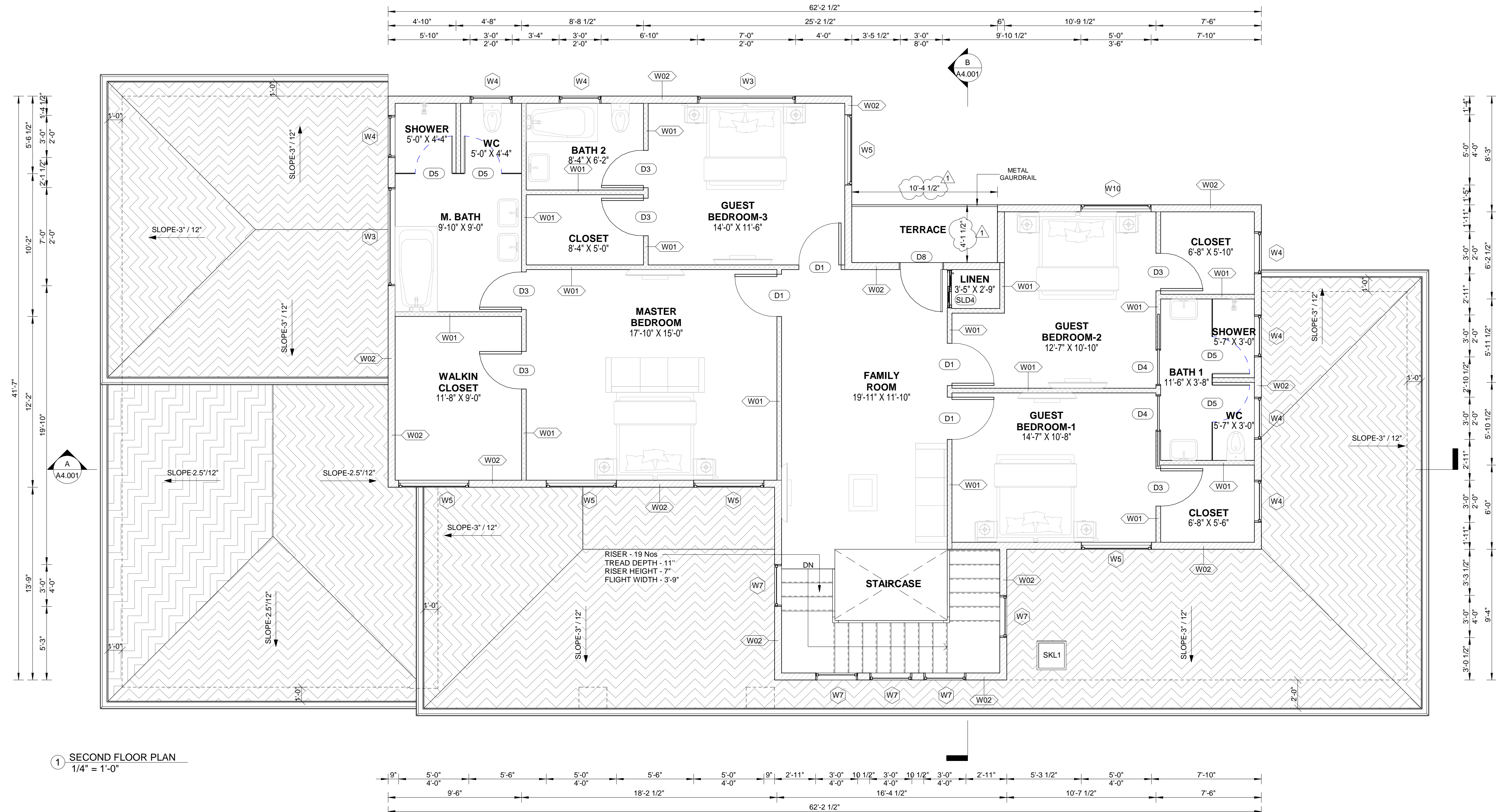
SCALE: 1/4" = 1'-0"

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com





1 SECOND FLOOR PLAN
1/4" = 1'-0"

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
2	REVISED AS PER COMMENTS	26-APRIL-2021	PRAKASH
3	REVISED AS PER COMMENTS	12-JAN-2022	ADITI

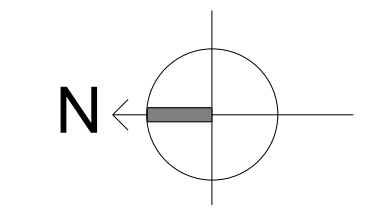
- NOTES:
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- S. EXTERIOR A/C UNITS ARE ANCHORED TO 3" CONCRETE SLABS SHOWN ON PLANS

WALL LEGEND (SECOND LEVEL)

- W01 TYPICAL 2x4 INT WALLS
- W02 TYPICAL 2x6 EXT WALLS



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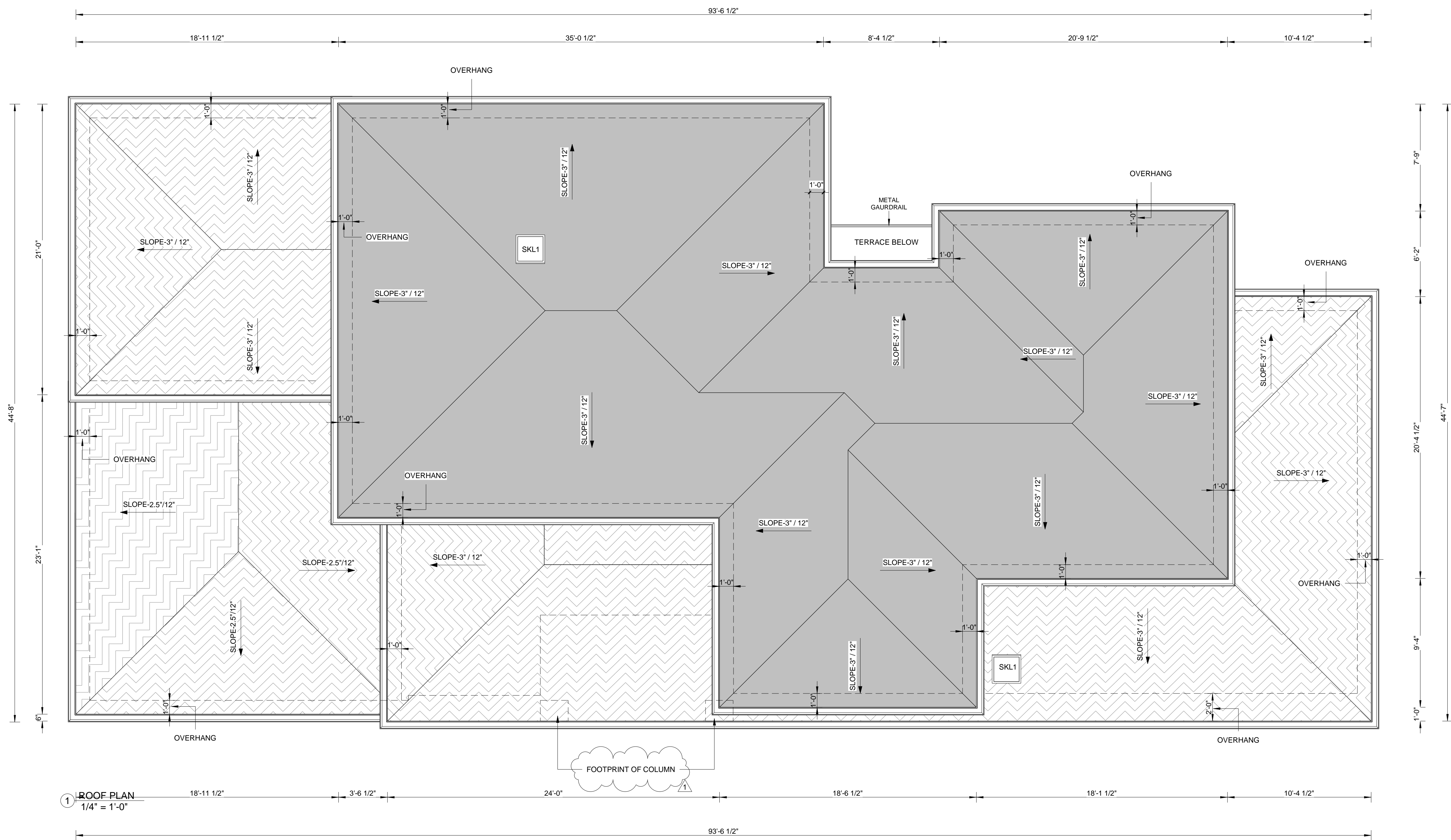
PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A2.002

SECOND FLOOR PLAN

DATE:	12-JAN-2022
DRAWN BY:	PRAKASH
CHECKED BY:	SUBHENDU
PROJECT NO.:	ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
SCALE:	CONTACT : 650-209-6500
	EMAIL : team@golivio.com





1 ROOF PLAN
1/4" = 1'-0"

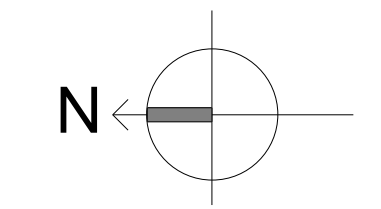
NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
2	REVISED AS PER COMMENTS	26-APRIL-2021	PRAKASH
3	REVISED AS PER COMMENTS	12-JAN-2022	ADITI

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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A2.003

ROOF PLAN

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO: -

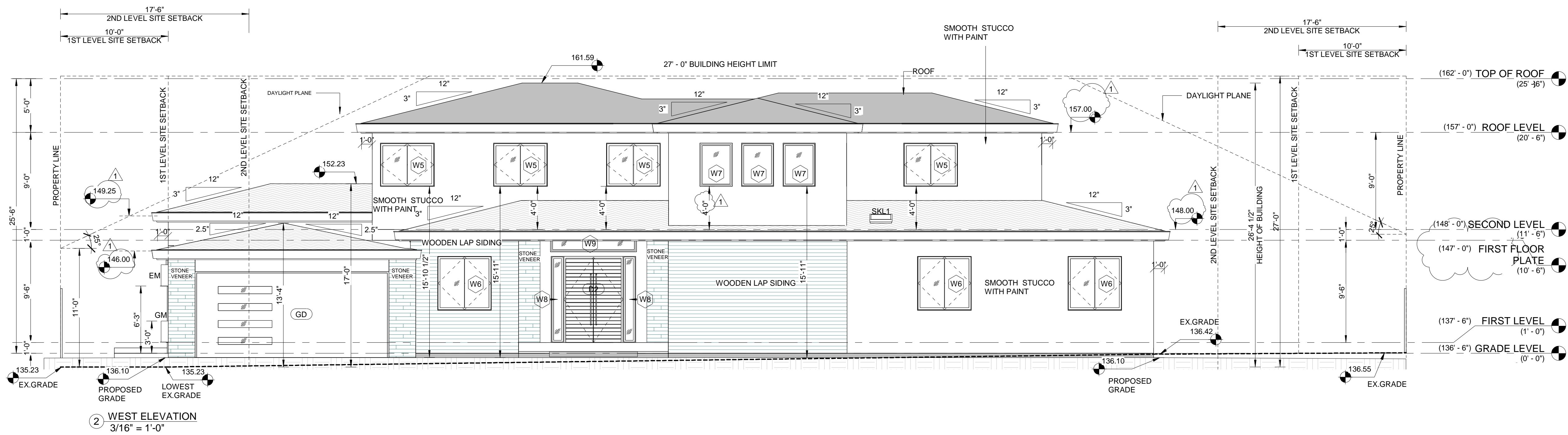
SCALE: 1/4" = 1'-0"

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

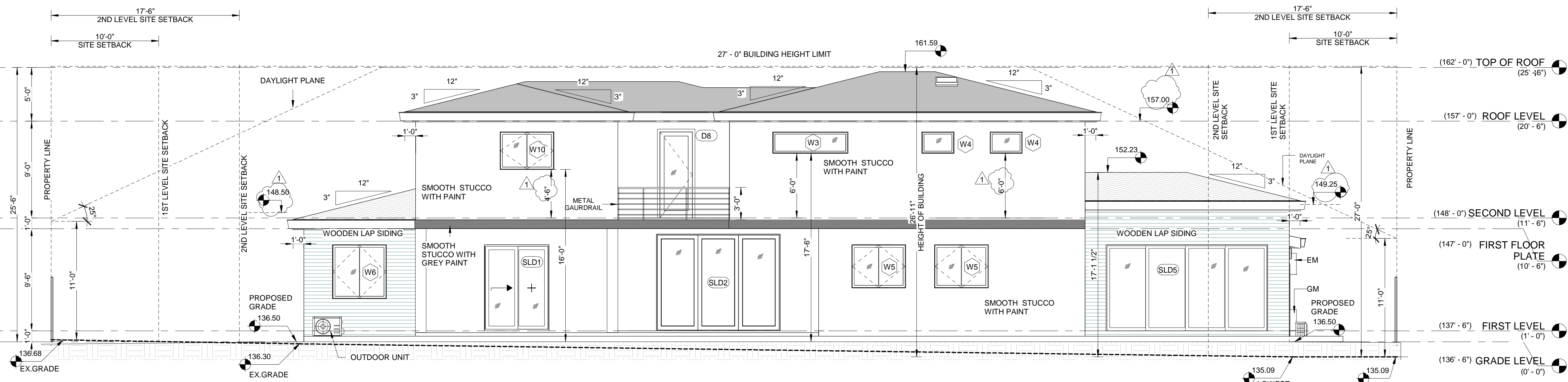
CONTACT : 650-209-6500

EMAIL : team@golivio.com





② WEST ELEVATION
3/16" = 1'-0"



① EAST ELEVATION
3/16" = 1'-0"

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A3.001

EAST & WEST ELEVATION

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO: -

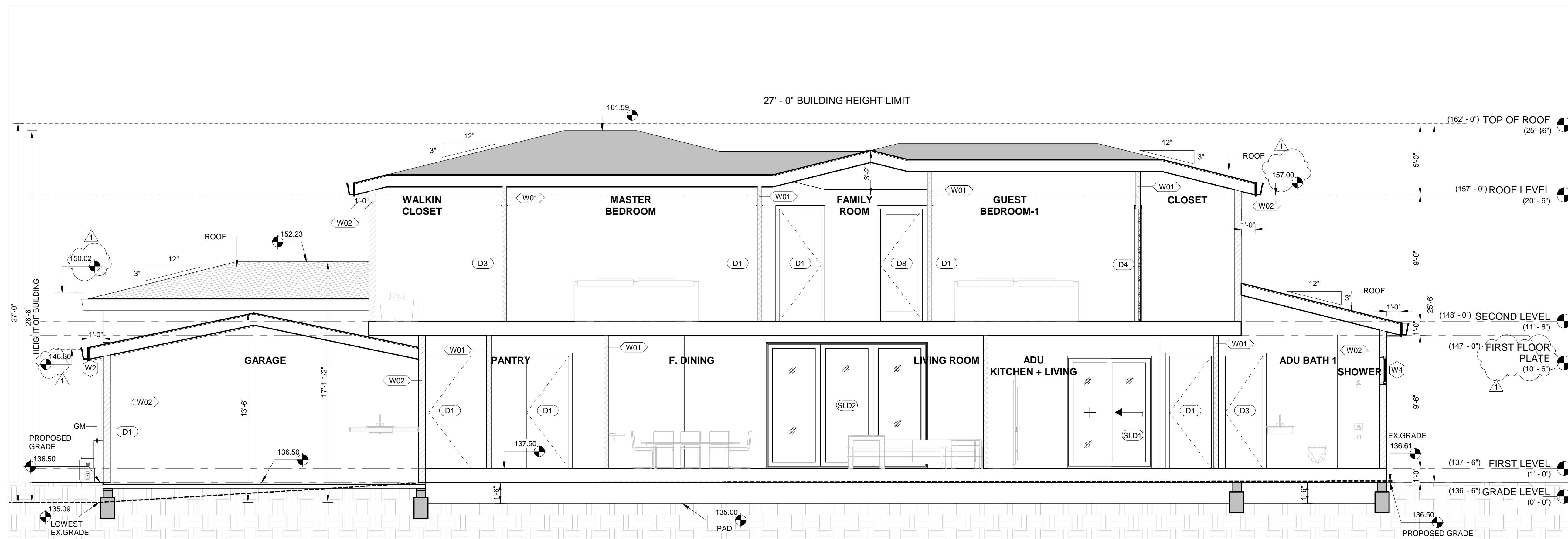
SCALE: 3/16" = 1'-0"



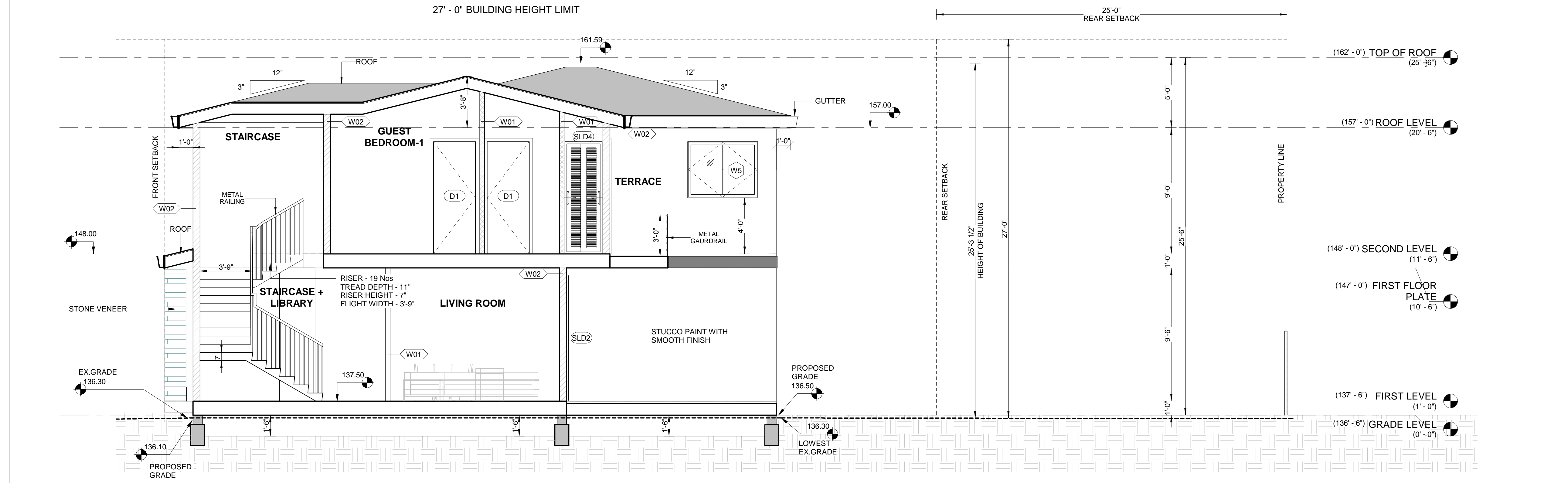
ADDRESS : 323 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com



A SECTION A-A
1/4" = 1'-0"



B SECTION B-B
1/4" = 1'-0"

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
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3	REVISED AS PER COMMENTS	12-JAN-2022	ADITI

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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A4.001

SECTION A-A AND B-B

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

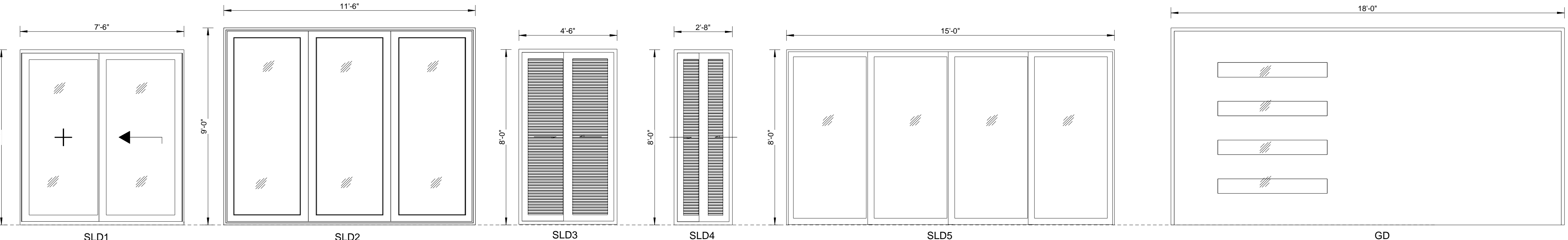
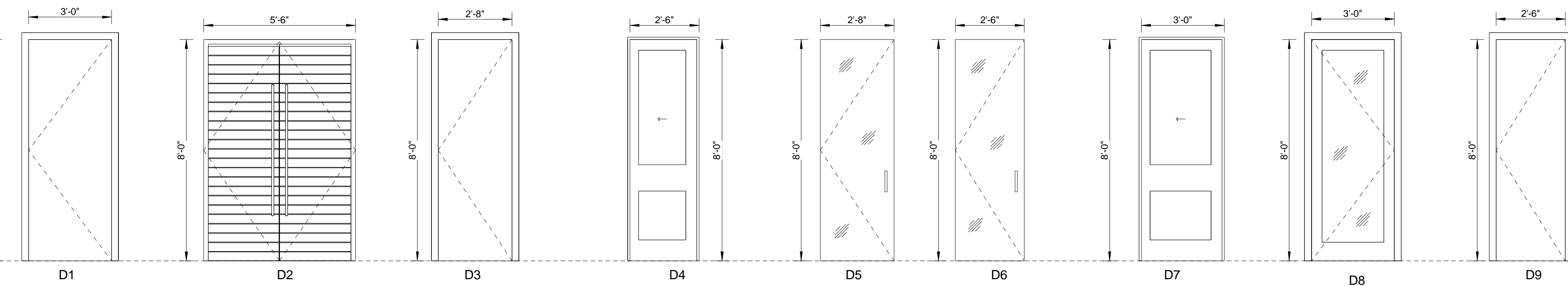
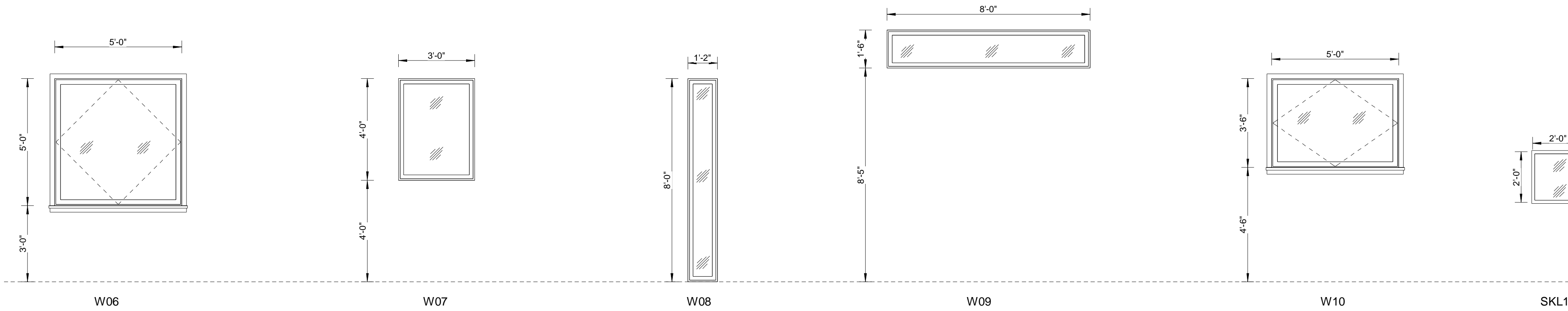
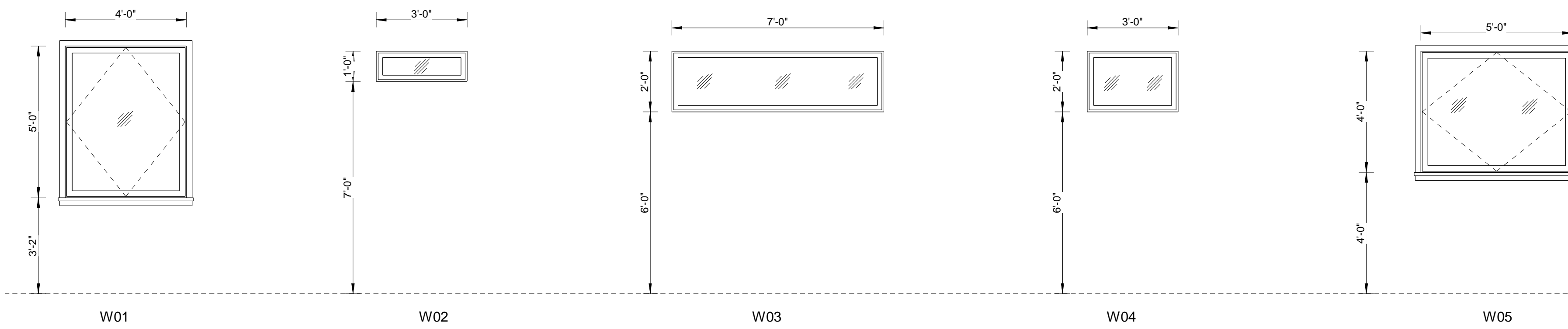
CHECKED BY: SUBHENDU

PROJECT NO: -

SCALE: 1/4" = 1'-0"

LIVIO

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



WINDOW SCHEDULE					
FAMILY TYPE	MARK	COUNT	WIDTH	HEIGHT	HEAD HEIGHT
SKYLIGHT	SKL1	2	2' - 0"	2' - 0"	
AWNING WINDOW	W1	3	4' - 0"	5' - 0"	8' - 0"
FIXED WINDOW	W2	1	3' - 0"	1' - 0"	7' - 8"
FIXED WINDOW	W3	4	7' - 0"	2' - 0"	8' - 0"
FIXED WINDOW	W4	8	3' - 0"	2' - 0"	8' - 0"
AWNING WINDOW	W5	7	5' - 0"	4' - 0"	8' - 0"
AWNING WINDOW	W6	4	5' - 0"	5' - 0"	8' - 0"
FIXED WINDOW	W7	5	3' - 0"	4' - 0"	8' - 0"
FIXED WINDOW	W8	2	1' - 2"	8' - 0"	8' - 0"
FIXED WINDOW	W9	1	8' - 0"	1' - 6"	9' - 11"
AWNING WINDOW	W10	1	5' - 0"	3' - 6"	8' - 0"

DOOR SCHEDULE				
MARK	COUNT	WIDTH	HEIGHT	HEAD HEIGHT
D1	12	3' - 0"		
D2	1	5' - 6"	8' - 0"	8' - 0"
D3	8	2' - 8"	8' - 0"	8' - 0"
D4	2	2' - 6"	8' - 0"	8' - 0"
D5	4	2' - 8"	8' - 0"	8' - 0"
D6	2	2' - 6"	8' - 0"	8' - 0"
D7	1	3' - 0"	8' - 0"	8' - 0"
D8	1	3' - 0"	8' - 0"	8' - 0"
D9	1	2' - 6"	8' - 0"	8' - 0"
GD	1	18' - 0"	9' - 0"	8' - 7"
SLD1	1	6' - 0"	8' - 0"	8' - 0"
SLD2	1	11' - 6"	9' - 0"	9' - 0"
SLD3	2	4' - 6"	8' - 0"	8' - 0"
SLD4	1	2' - 8"	8' - 0"	8' - 0"
SLD5	1	15' - 0"	8' - 0"	8' - 0"

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A5.001

DOOR AND WINDOW SCHEDULE

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO: -

SCALE: 3/8" = 1'-0"

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com



NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
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3	REVISED AS PER COMMENTS	12-JAN-2022	ADITI

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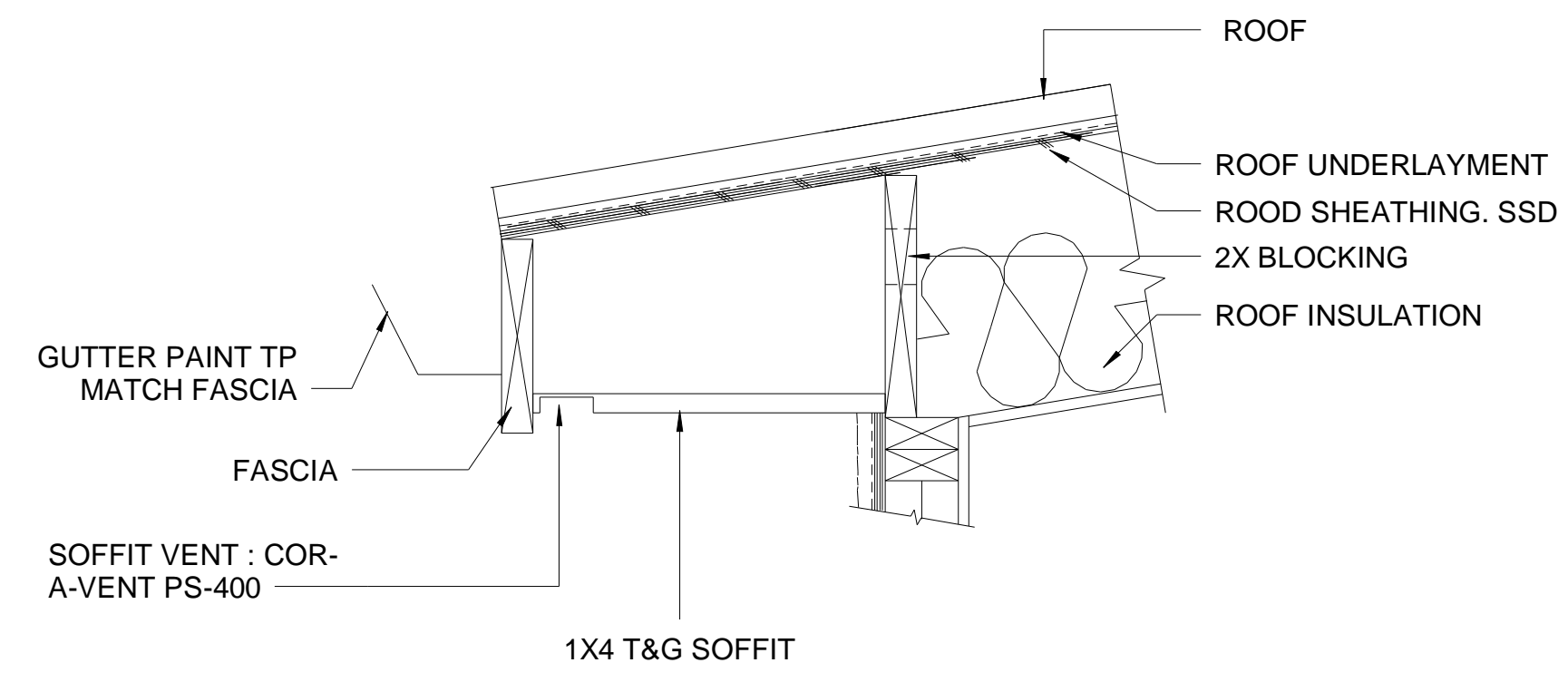
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PROJECT : 283 SUNKIST LANE , LOS ALTOS

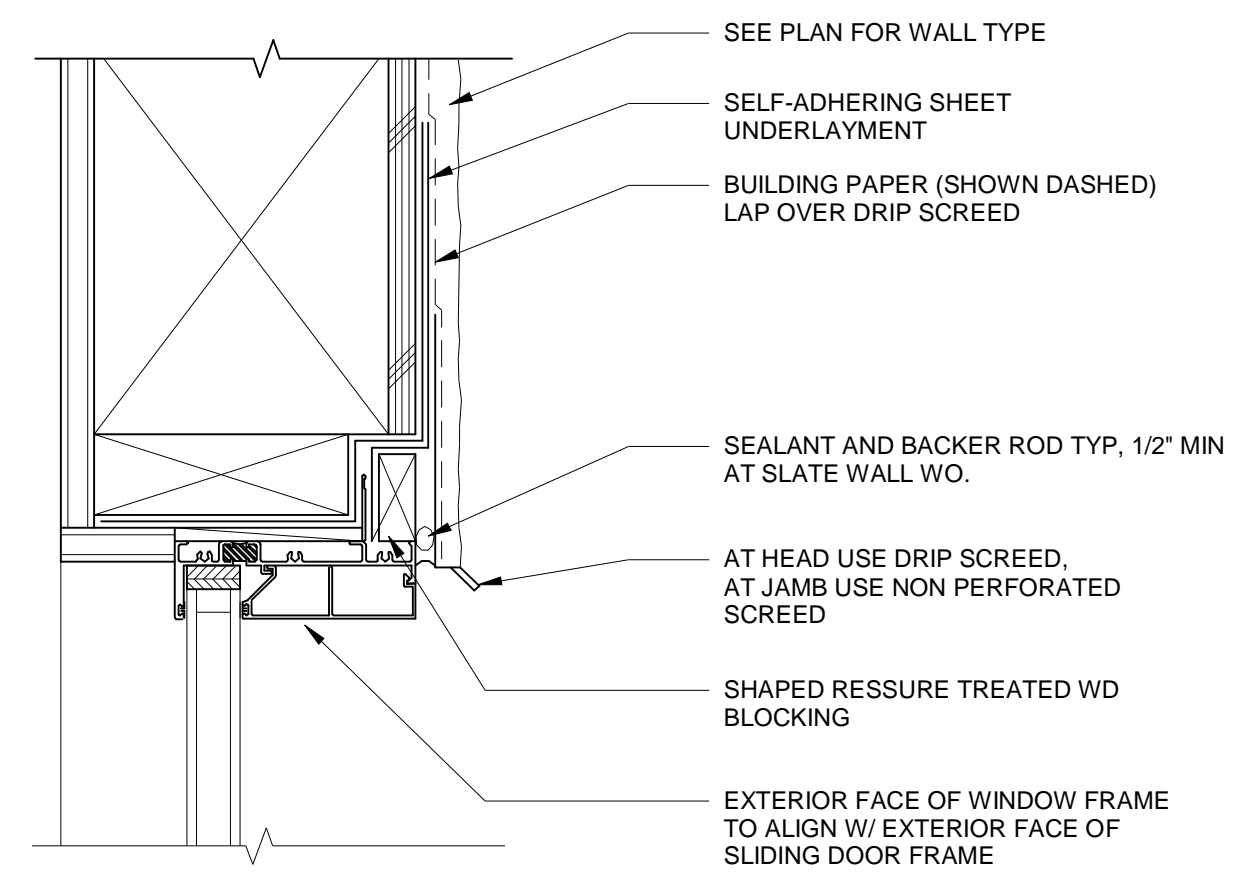
DRG NO: A6.001

TYPICAL DETAILS

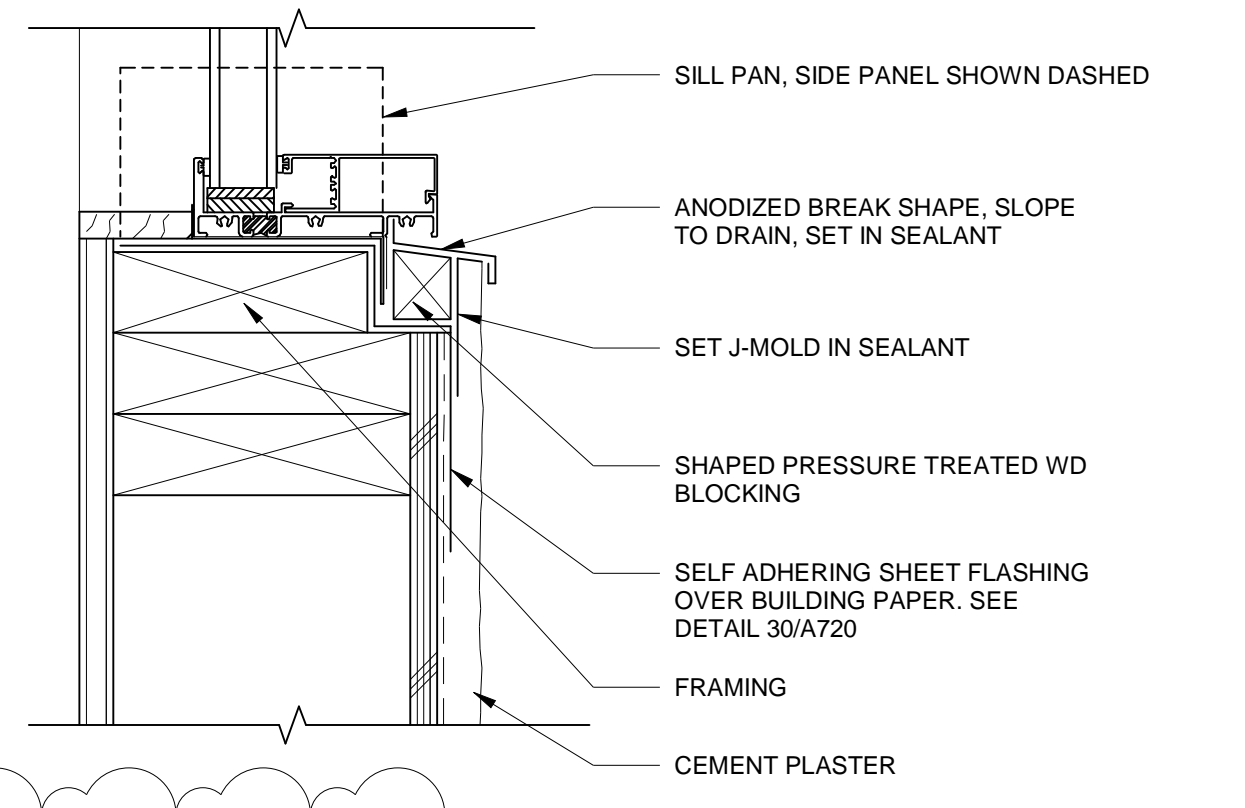
DATE:	12-JAN-2022	
DRAWN BY:	PRAKASH	
CHECKED BY:	SUBHENDU	
PROJECT NO.:		ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
SCALE:	As indicated	CONTACT : 650-209-6500
		EMAIL : team@golivio.com



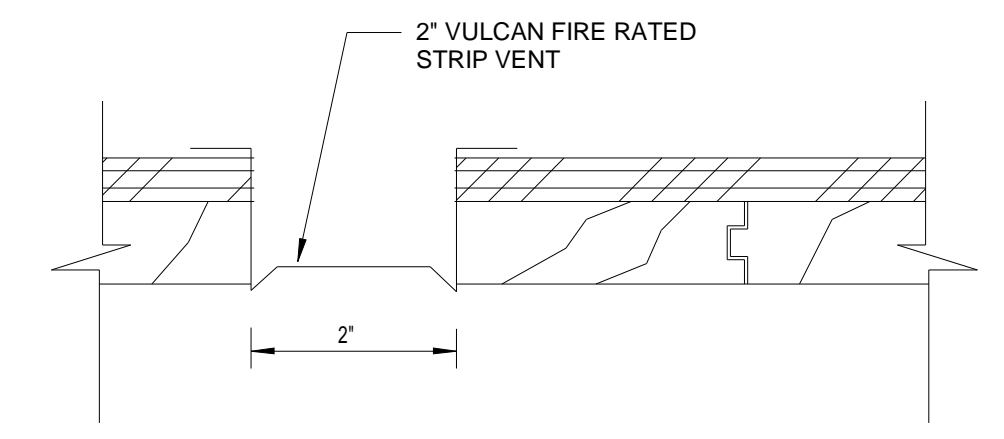
1 EAVE SOFFITE
6" = 1'-0"



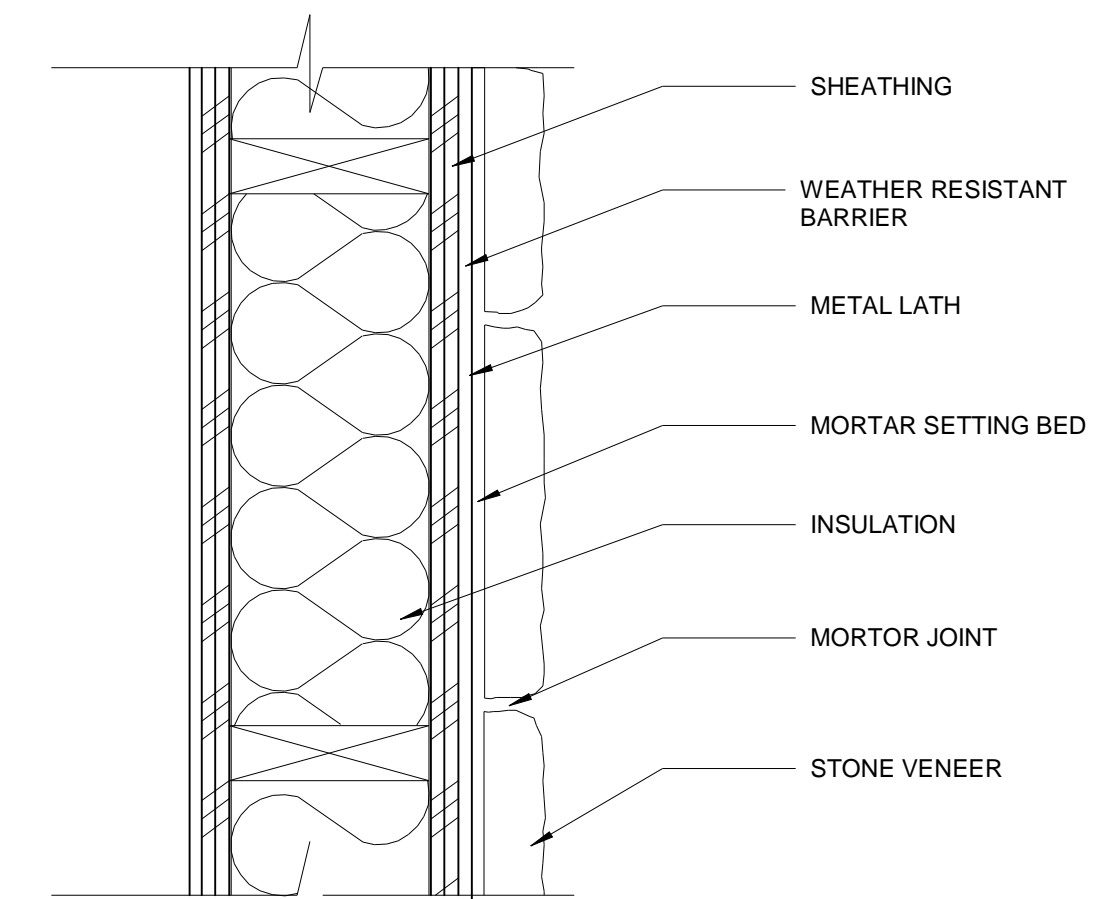
8 TYPICAL WINDOW JAMB
3" = 1'-0"



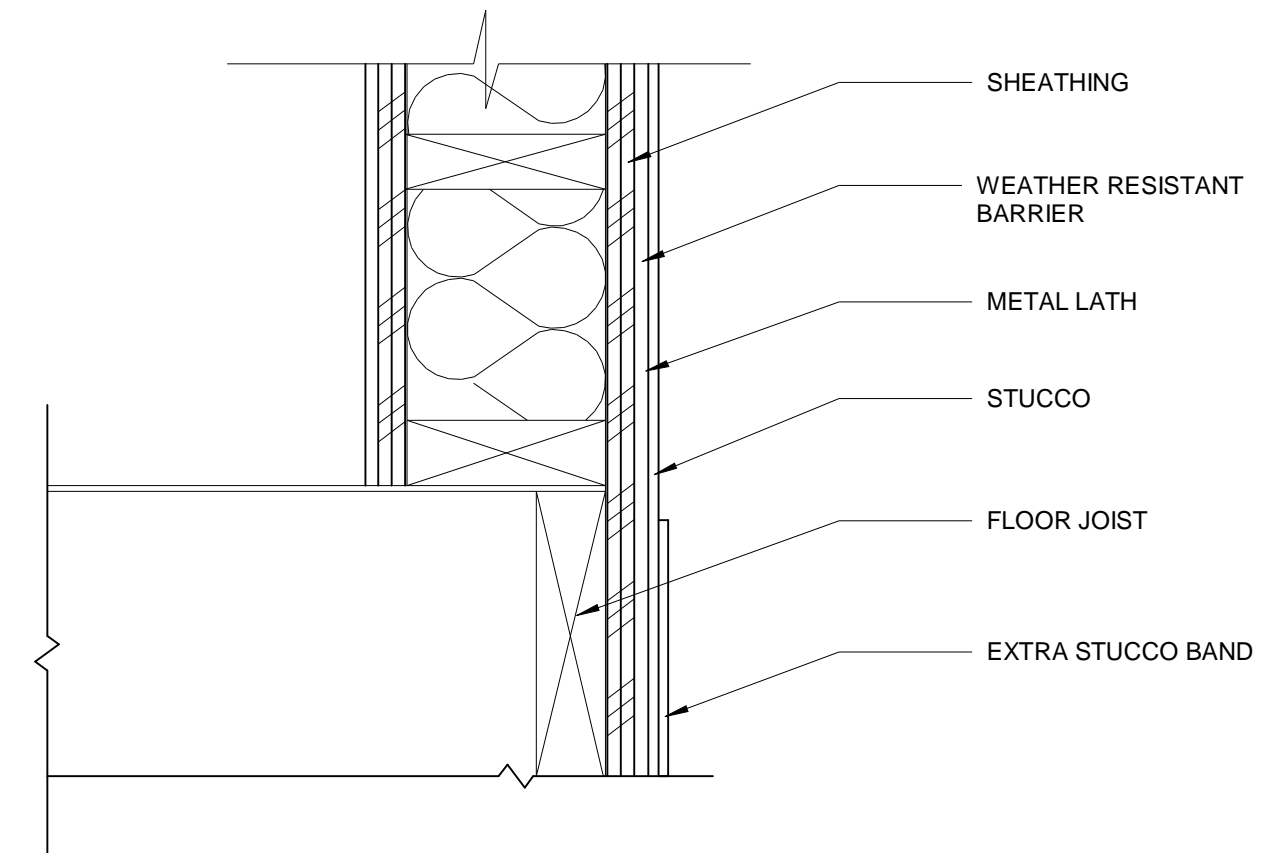
7 TYPICAL WINDOW SILL
3" = 1'-0"



2 SOFFIT VENT
1/2" = 1'-0"



9 STONE VANEER
3/4" = 1'-0"



3 STUCCO BAND DETAIL
3/4" = 1'-0"

NOTES:

FIRST LEVEL AREA + SECOND LEVEL AREA + ADU = TOTAL FLOOR AREA

2259 + 1771 + 796 = 4,826 SF

ALLOWABLE FLOOR AREA = 4,841 SF

FIRST LEVEL AREA + PATIO AREA + ADU = TOTAL LOT COVERAGE AREA

2259 + 422 + 796 = 3,477 SF

ALLOWABLE LOT COVERAGE AREA = 3,850 SF

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
2	REVISED AS PER COMMENTS	26-APRIL-2021	PRAKASH
3	REVISED AS PER COMMENTS	12-JAN-2022	ADITI

NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- DRAWING SHALL NOT BE SCALED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
- ALL CENTERLINES ARE FROM THE CENTER OF COLUMN/ WALL AND THE DIMENSIONS GIVEN ARE CENTERLINE DIMENSIONS - UNLESS OTHERWISE MENTIONED.
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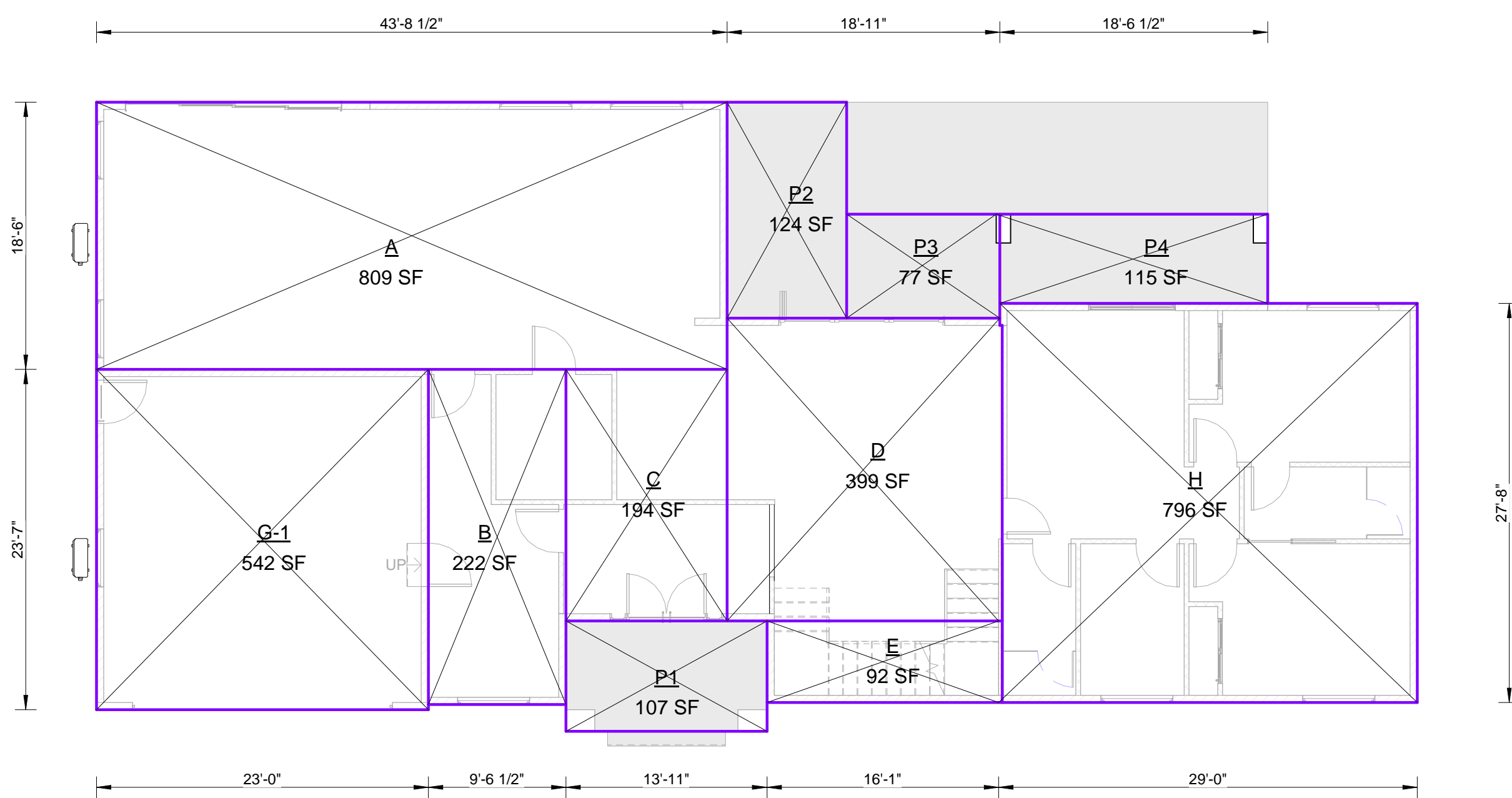
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PROJECT : 283 SUNKIST LANE , LOS ALTOS

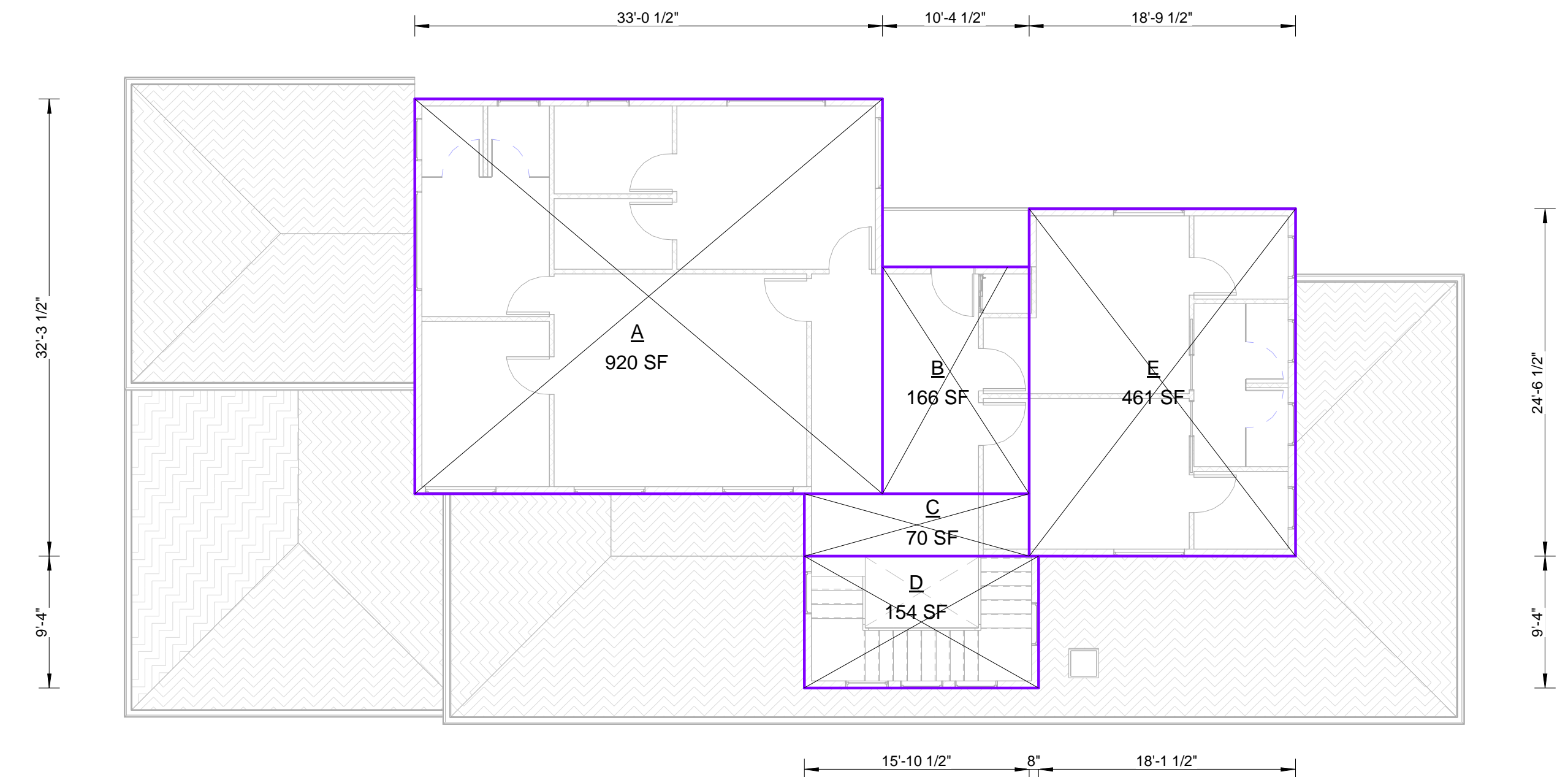
DRG NO: A7.001

AREA CALCULATION

DATE:	12-JAN-2022	
DRAWN BY:	PRAKASH	
CHECKED BY:	SUBHENDU	
PROJECT NO.:		ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
SCALE:	1/8" = 1'-0"	CONTACT : 650-209-6500
		EMAIL : team@golivio.com



1 FIRST LEVEL
1/8" = 1'-0"



2 SECOND LEVEL
1/8" = 1'-0"

FIRST LEVEL AREA CALCULATION

NAME	AREA LENGTH	AREA WIDTH	AREA
A	43'-8 1/2"	18'-6"	809 SF
B	23'-3"	9'-6 1/2"	222 SF
C	17'-5"	11'-2"	194 SF
D	21'-0"	19'-0"	399 SF
E	16'-4"	5'-8"	92 SF
G-1	23'-7"	23'-0"	542 SF
TOTAL: 6			2259 SF

ADU AREA CALCULATION

NAME	AREA LENGTH	AREA WIDTH	AREA
H	30'-5 1/2"	26'-1 1/2"	796 SF
TOTAL: 1			796 SF

PORCH AREA CALCULATION

NAME	AREA LENGTH	AREA WIDTH	AREA
P1	13'-11"	7'-8"	107 SF
P2	14'-11 1/2"	8'-3 1/2"	124 SF
P3	10'-7 1/2"	7'-2 1/2"	77 SF
P4	18'-6 1/2"	6'-2"	115 SF
TOTAL: 4			422 SF

SECOND LEVEL AREA CALCULATION

NAME	AREA LENGTH	AREA WIDTH	AREA
A	33'-0 1/2"	27'-10 1/2"	920 SF
B	16'-0"	10'-4 1/2"	166 SF
C	15'-10 1/2"	4'-5"	70 SF
D	16'-6 1/2"	9'-4"	154 SF
E	24'-6 1/2"	18'-9 1/2"	461 SF
TOTAL: 5			1771 SF

EXTERIOR COLOR / MATERIAL SCHEDULE				
	MATERIAL / APPLICATION	CODE	COLOR	MANUFACTURER
ROOF	TESLA ROOF	M1	DARK GREY	TESLA
	METAL SEAM ROOF	M2	DARK GREY	GAF OR EQ.
WALL	WHITE SMOOTH STUCCO FINISH	M3	WORM WHITE	-
	STONE VENEER	M4	GREY	ACME BRICK OR EQ.
	WOODEN LAP SIDING	M5	DARK GREY	JAMES HARDIE, ALLURE OR EQ.
	GRAY SMOOTH STUCCO STRAP	M6	DARK GREY	-
MISC.	METAL GARAGE DOOR	M7	BLACK	C.H.I./CLOPAY OR EQ.
	ALUMINIUM WINDOW FRAMES	M8	BLACK	JELDWEN OR EQ.
	METAL RAILING	M9	BLACK	-
	SLIDING GLASS DOOR	M10	BLACK	JELDWEN OR EQ.
	ACCORDION GLASS DOOR	M11	BLACK	LA CANTINA OR EQ.

* NOTES: EXACT COLORS TO BE VERIFIED WITH OWNER & ARCHITECT



CONCRETE DRIVEWAY & WALKWAY



GREY TESLA ROOF

M1



GREY METAL ROOF

M2



WHITE SMOOTH STUCCO FINISH

M3



STONE VENEER

M4



WOODEN LAP SIDING

M5



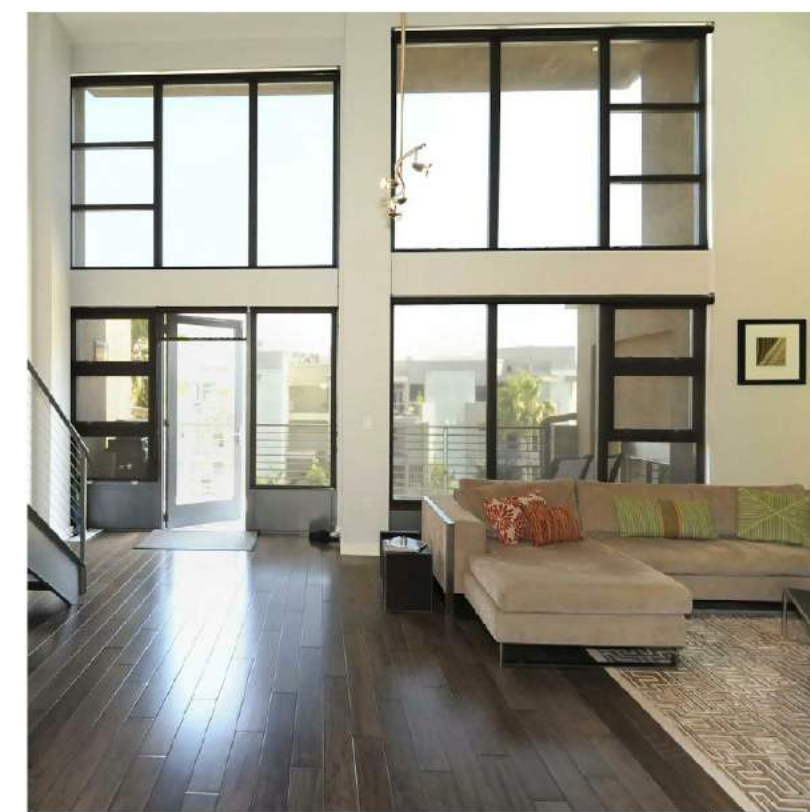
GREY SMOOTH STUCCO STRAP

M6



METAL GARAGE DOOR

M7



ALUMINIUM METAL WINDOW FRAMES

M8



METAL RAILING

M9



SLIDING GLASS DOOR

M10



ACCORDION GLASS DOOR

M11

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
2	REVISED AS PER COMMENTS	26-APRIL-2021	PRAKASH
3	REVISED AS PER COMMENTS	12-JAN-2022	ADITI

NOTES:

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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: A8.001

MATERIAL BOARD

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO: -

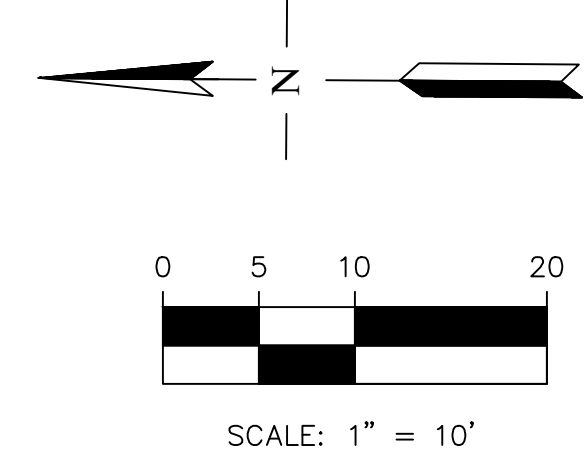
SCALE: 12" = 1'-0"

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com

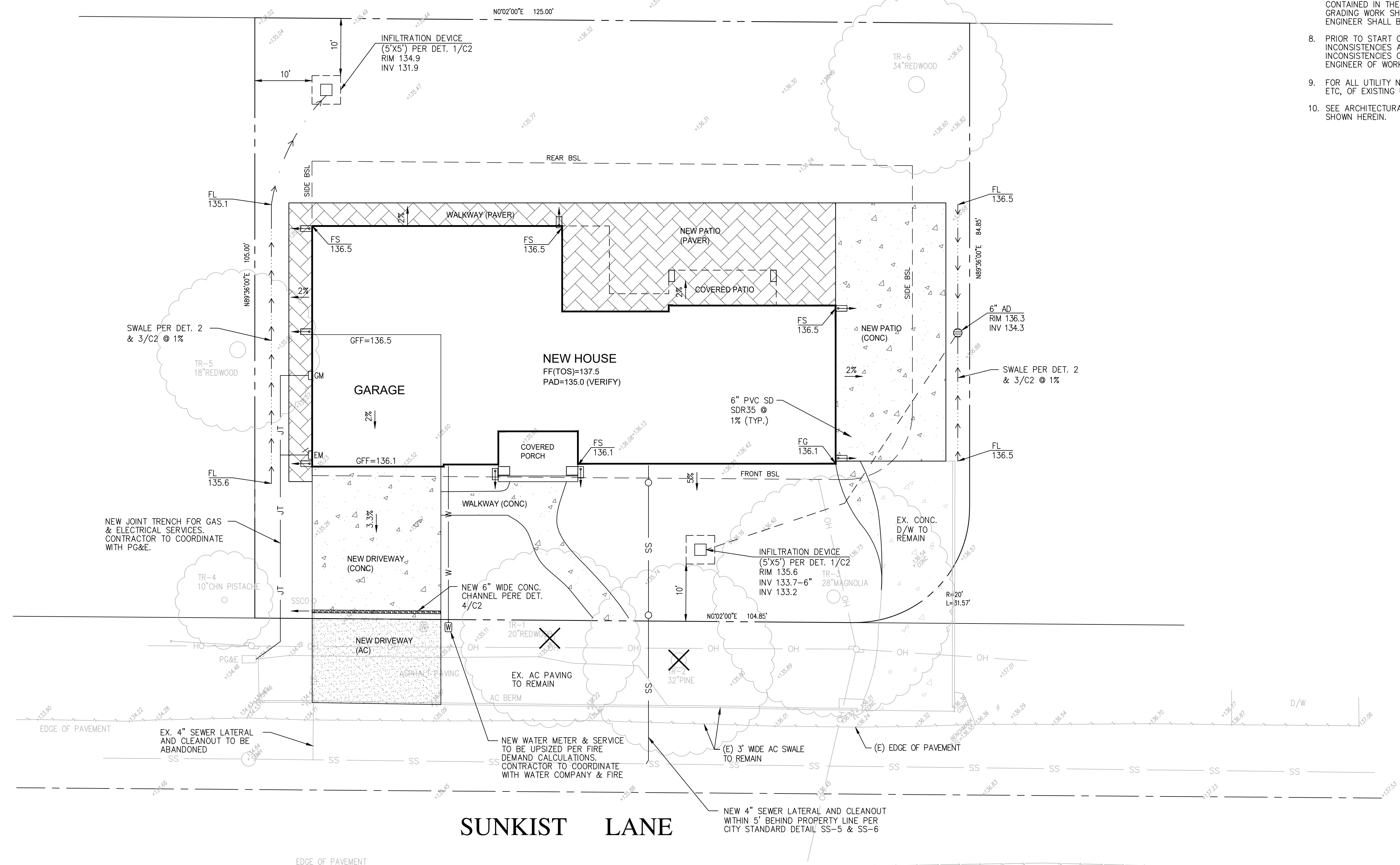


- TREE PROTECTION NOTES:**
1. ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.
- CITY RIGH-OF-WAY NOTES:**
1. ANY DAMAGED RIGH-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR PARKING STRIP SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT.
 2. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGH-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

- NOTE TO CONTRACTOR:**
1. CONTRACTOR SHALL MANAGE AND CONTROL STORMWATER DURING CONSTRUCTION. INTERIM GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PROVIDED TO ENSURE NO STORMWATER WILL FLOW ONTO ADJACENT PROPERTIES AND TO RETAIN AS MUCH STORMWATER AS FEASIBLE ON-SITE UNTIL FINAL GRADING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
 2. LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
 3. CONTRACTOR SHALL VERIFY PAD ELEVATION WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.



- GRADING NOTES:**
1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
 3. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
 4. CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
 5. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
 6. THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
 7. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
 8. PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPIS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPIS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
 9. FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC. OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.
 10. SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.



- LEGEND**
- PROPERTY LINE
 - CENTERLINE
 - UTILITY LINE-TYPE AS NOTED
 - SS STREET LIGHT
 - ELEC UTILITY BOX-TYPE AS NOTED
 - WM WATER METER
 - WV WATER VALVE
 - CB CATCH BASIN
 - FH FIRE HYDRANT
 - MH MANHOLE-TYPE AS NOTED
 - CO SANITARY SEWER CLEANOUT
 - PP POWER POLE W/ OVERHEAD WIRE
 - MON BENCHMARK
 - MON MONUMENT
 - 200 CONTOUR LINE
 - SW SWALE
 - Surface Flow Direction
 - DS DOWNSPOUT WITH SPLASH-BLOCK
 - 12" TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN

- ABBREVIATION**
- AC ASPHALT CONCRETE
 - AD AREA DRAIN
 - CONC CONCRETE
 - C/G CURB & GUTTER
 - DI DRAIN INLET
 - DS DOWNSPOUT
 - EX. EXISTING
 - GFF GARAGE FINISH GRADE
 - FF FINISH FLOOR GRADE
 - FL FLOW LINE GRADE
 - H.P. HIGH POINT
 - PUE PUBLIC UTILITY EASEMENT
 - PVC POLYVINYL CHLORIDE
 - SW SIDEWALK
 - TC TOP OF CURB

EARTHWORK TABLE

LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	5	5	
HOUSE (PAD)	100	0	
TOTAL	105	5	100

NOTE: EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF.

SITE BENCHMARK: SET NAIL ELEVATION= 136.55 NAVD 1988 DATUM

BASIS OF BEARINGS:
THE BEARING S0°02'00"W OF THE CENTERLINE OF SUNKIST LANE AS SHOWN ON TRACT MAP NO. 500, FILED FOR RECORD IN BOOK 18 OF MAPS AT PAGE 17, SANTA CLARA COUNTY RECORDS.

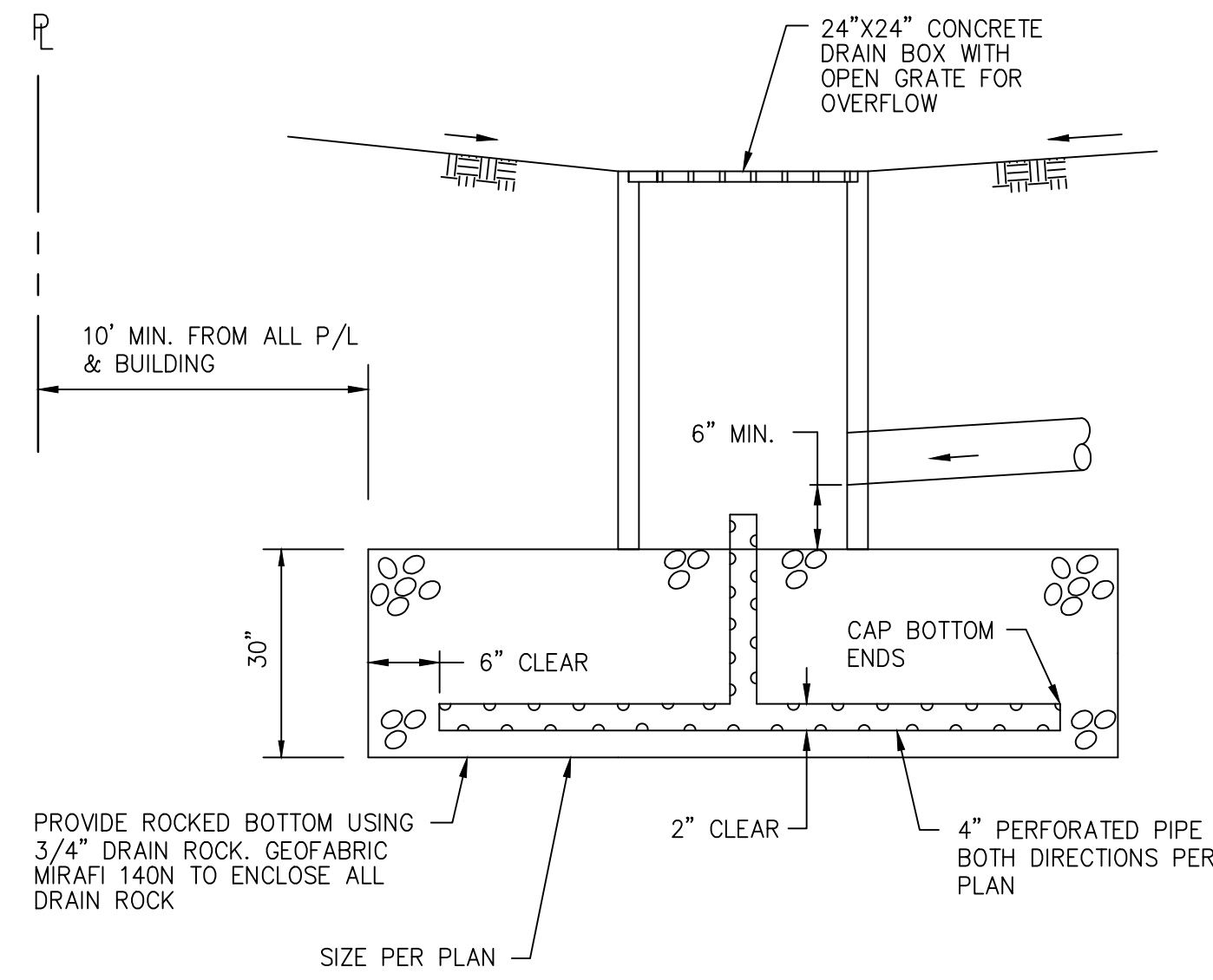
NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

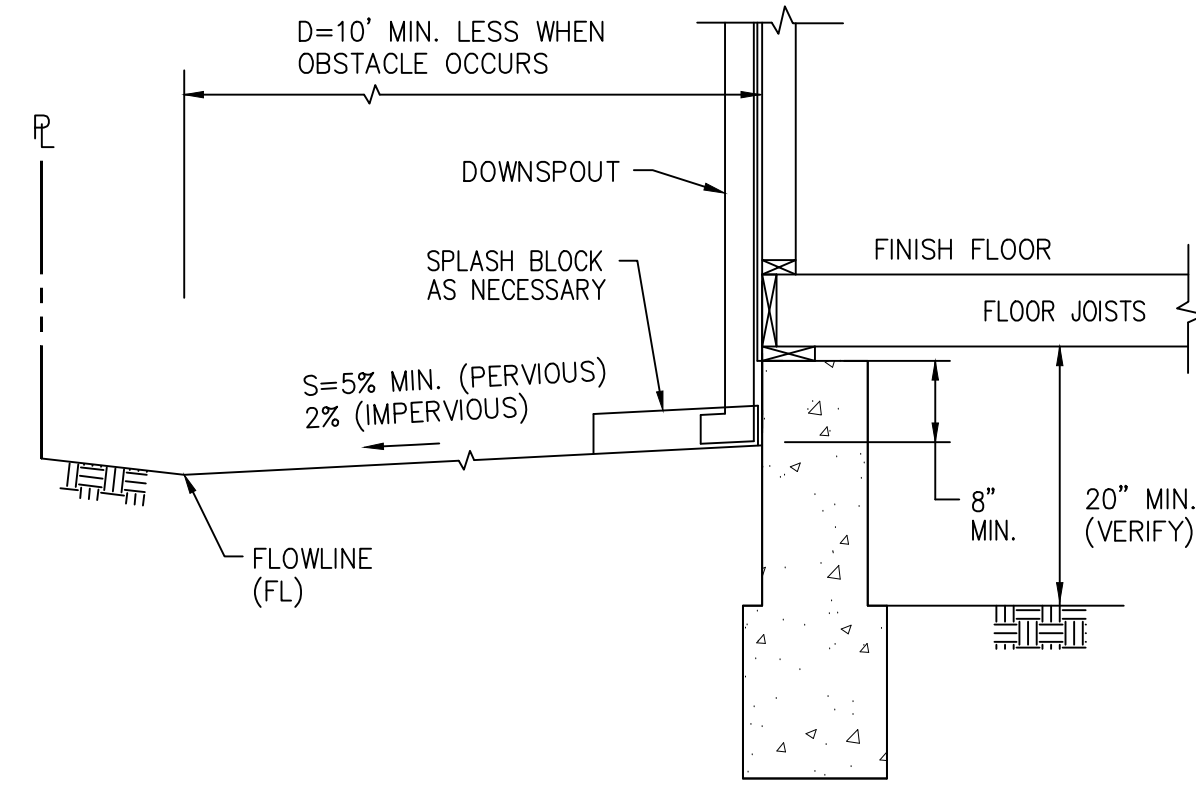
**NEW RESIDENCE
283 SUNKIST LANE
LOS ALTOS, CA**
SANTA CLARA COUNTY
APN: 170-22-024

**GRADING AND
DRAINAGE PLAN**

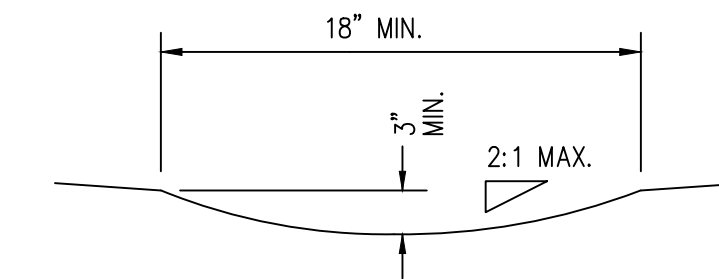
DATE: 9/28/2021
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.
C-1
OF 4 SHEETS



NOT TO SCALE



NOT TO SCALE

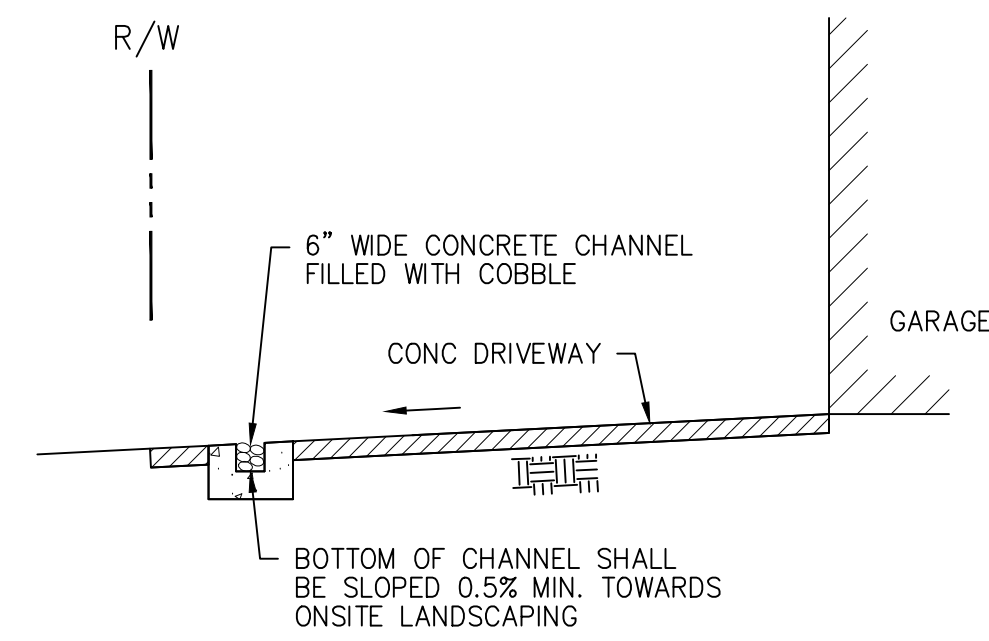


NOT TO SCALE

1 STORMWATER INFILTRATION BOX

2 TYPICAL GRADING AROUND FOUNDATION

3 SWALE



NOT TO SCALE

4 CONCRETE CHANNEL

RW ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 505 ALTIMONT DRIVE
 MILPITAS, CA 95035
 (P) (408) 262-1899
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 rweengineering@gmail.com

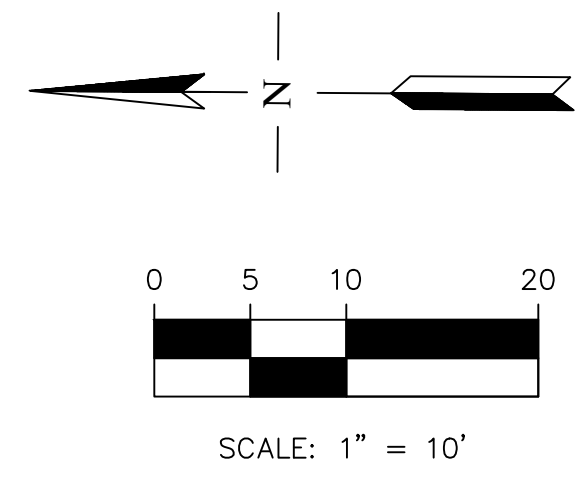


NEW RESIDENCE
 283 SUNKIST LANE
 LOS ALTOS, CA
 APN: 170-22-024
 SANTA CLARA COUNTY

DETAILS

DATE: 9/16/2021
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW
 SHEET NO.

C-2
 OF 4 SHEETS



GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY AND COUNTY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 F. RILLS AND GULLIES MUST BE REPAIRED.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE ROCK BAG.

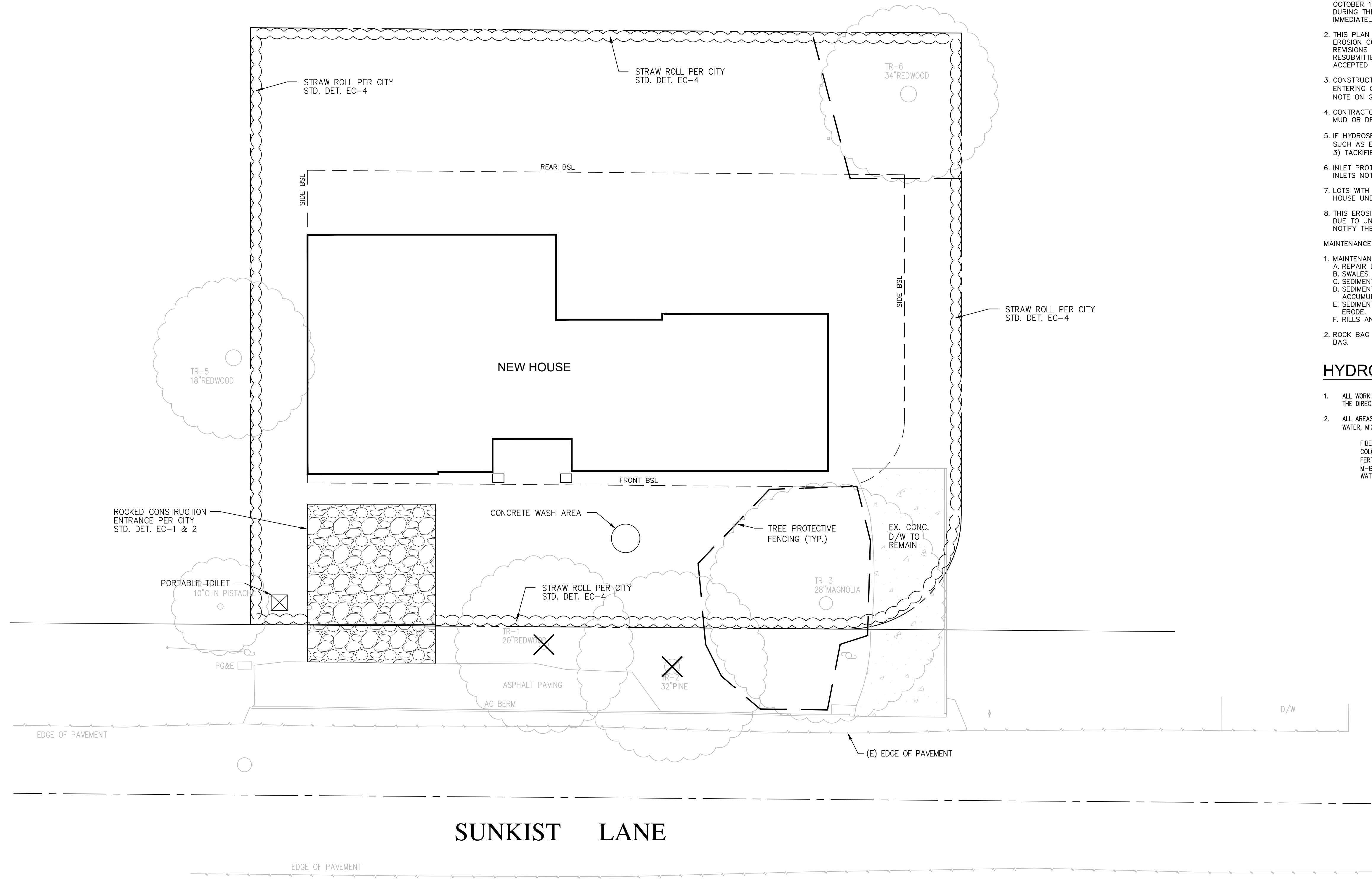
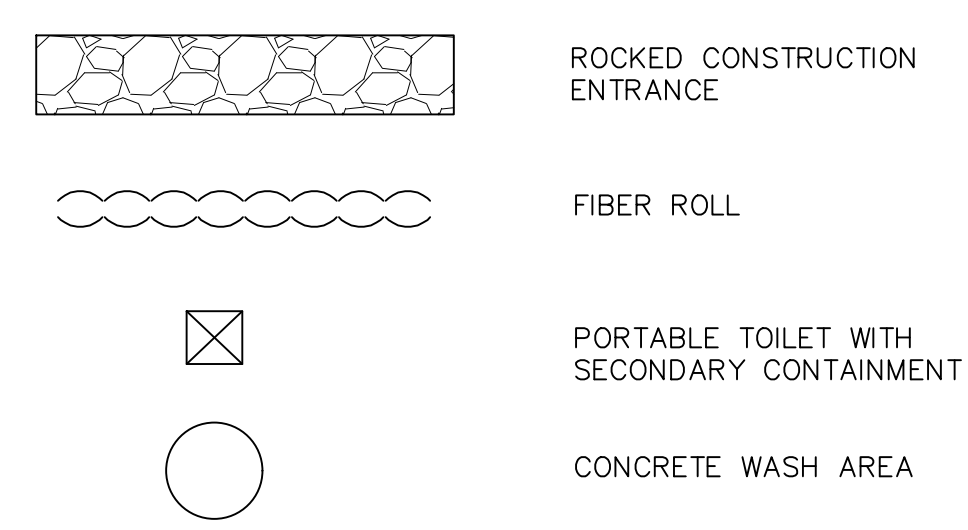
HYDROSEEDING:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.
2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE (925) 373-4417:

FIBER (HYDROSTRAW AND TACK MULCH)	2500 LBS/ACRE
COLOR (GREEN TO GOLD)	55 LBS/ACRE
FERTILIZER (16-20-0)	350 LBS/ACRE
M-BINDER	125 LB/ACRE

 WATER, AS REQUIRED FOR APPLICATION

LEGEND



TREE PROTECTION FENCING NOTE:
 ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

NO.	REVISION	DATE	BY

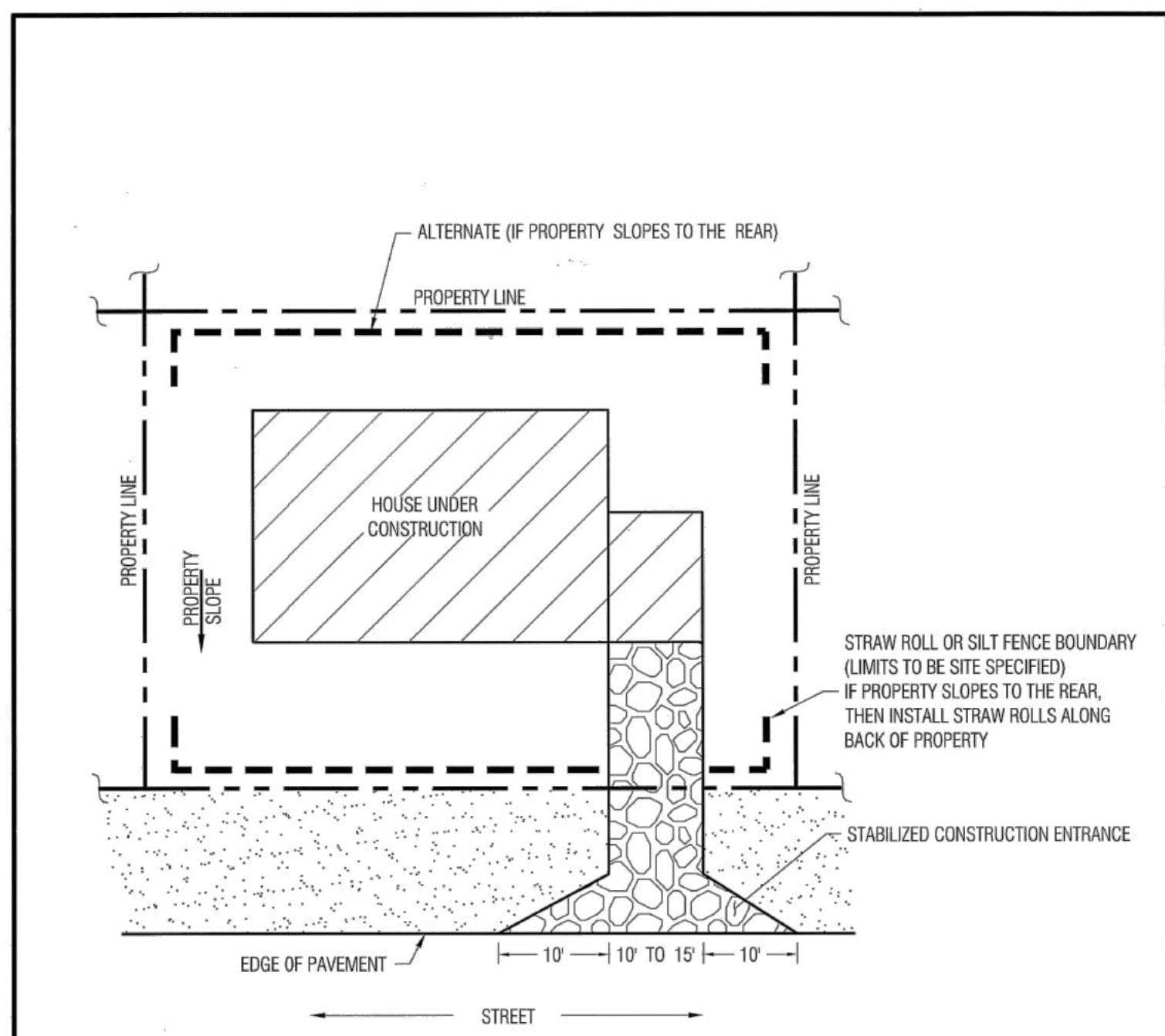
RW ENGINEERING, INC.
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 505 ALTA MOUNT DRIVE
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 rwengineering@gmail.com

**NEW RESIDENCE
 283 SUNKIST LANE
 LOS ALTOS, CA**
 SANTA CLARA COUNTY
 APN: 170-22-024

**EROSION CONTROL
 PLAN**

DATE: 9/16/2021
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW
 SHEET NO.

C-3
 OF 4 SHEETS



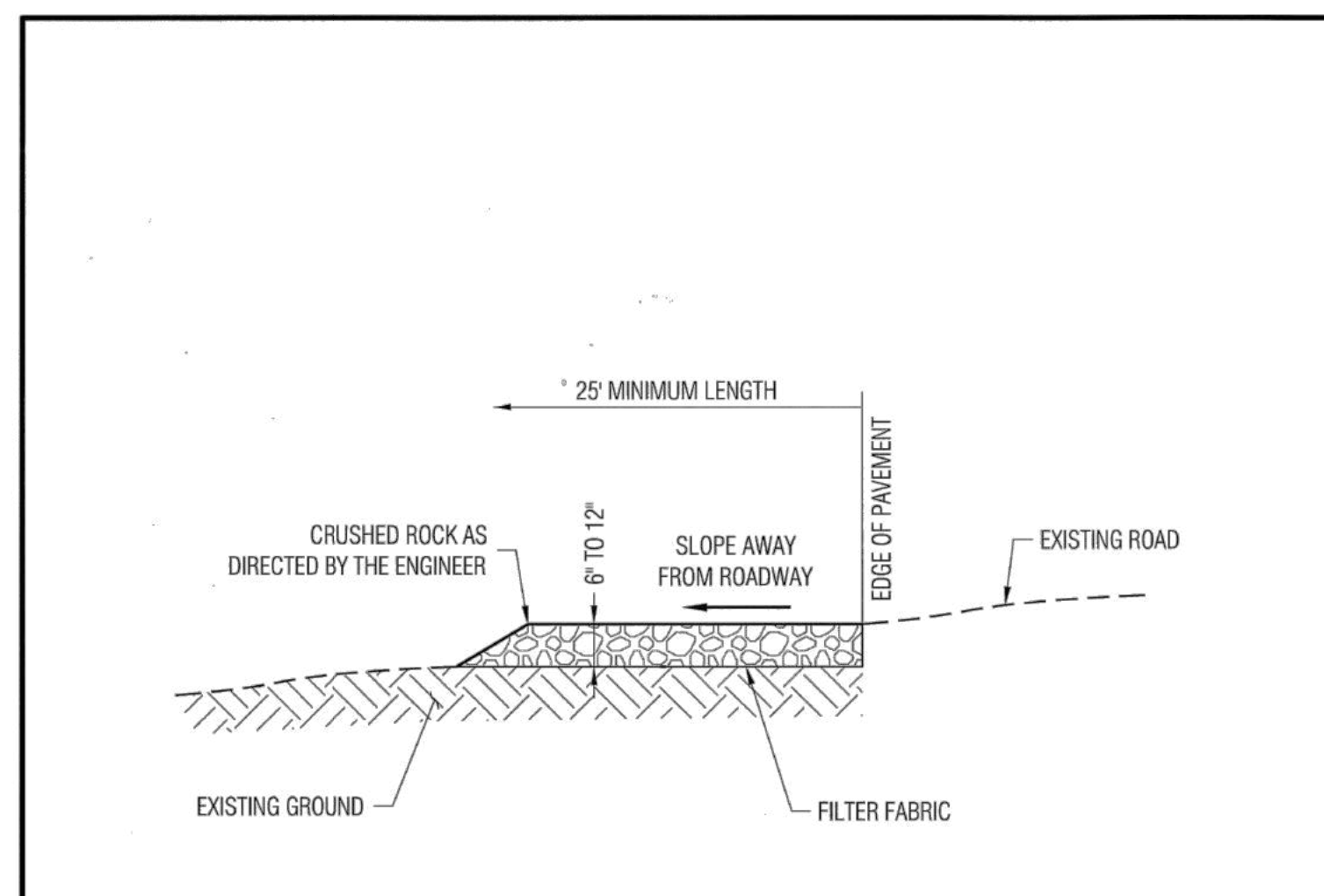
GENERIC CONSTRUCTION SITE PLAN

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	

EC-1

STANDARD DETAILS MAY 2010



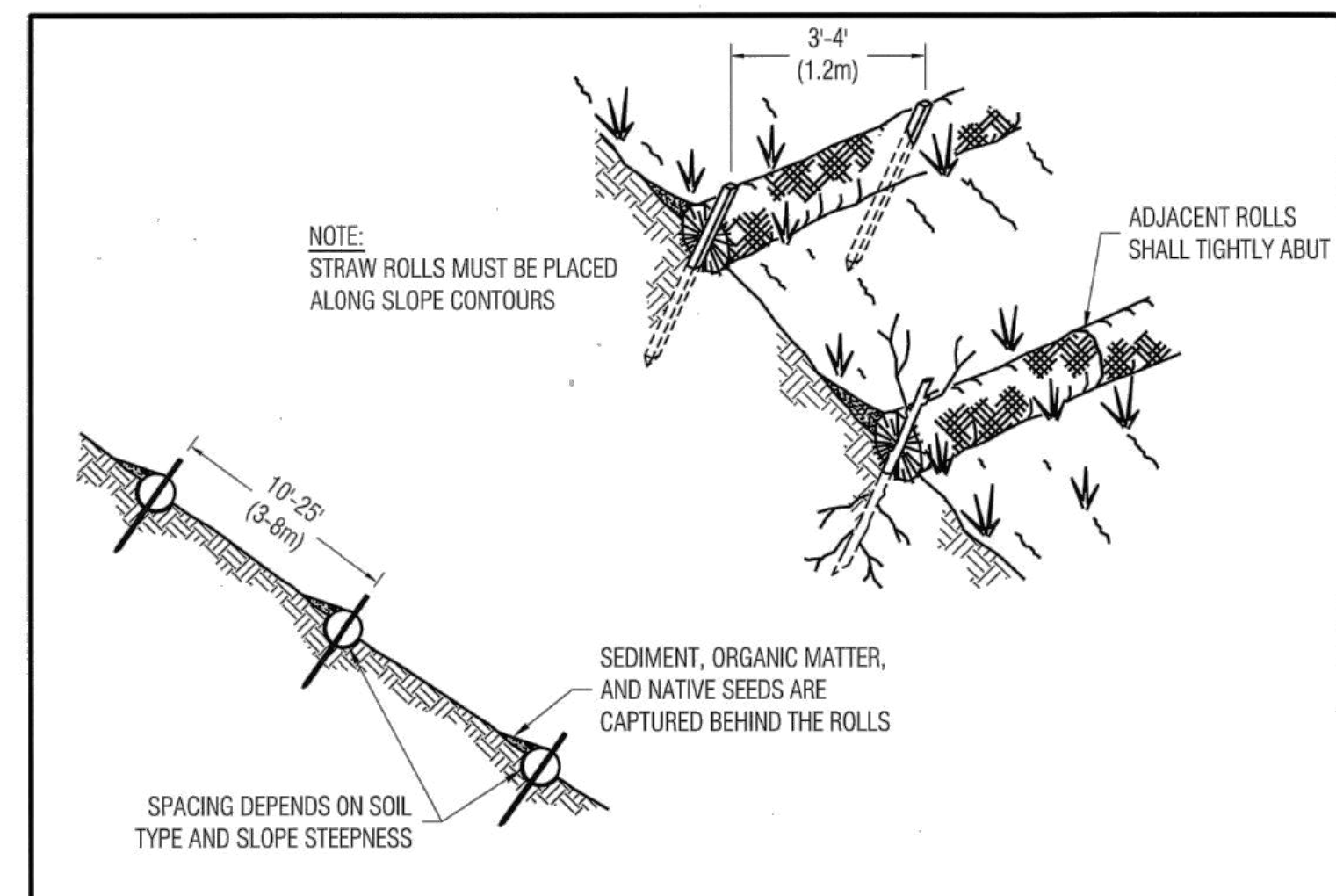
- NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	STABILIZED CONSTRUCTION SITE ENTRANCE	

EC-2

STANDARD DETAILS MAY 2010



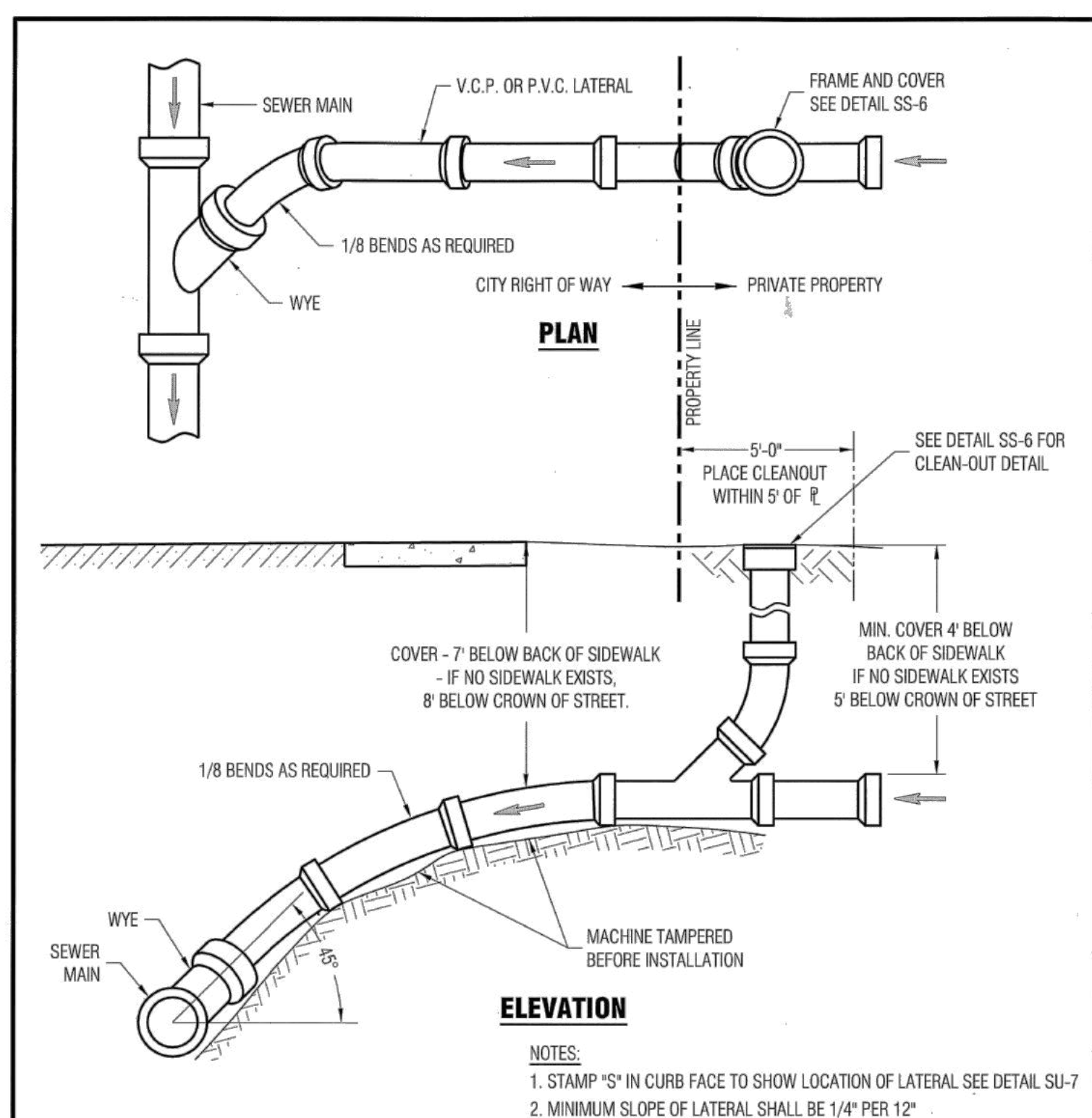
- NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
 2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
1:1 SLOPES = 10 FEET APART
2:1 SLOPES = 20 FEET APART
3:1 SLOPES = 30 FEET APART
4:1 SLOPES = 40 FEET APART
<4:1 SLOPE = ONE ROW AT LOW POINT
 3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	

EC-4

STANDARD DETAILS MAY 2010

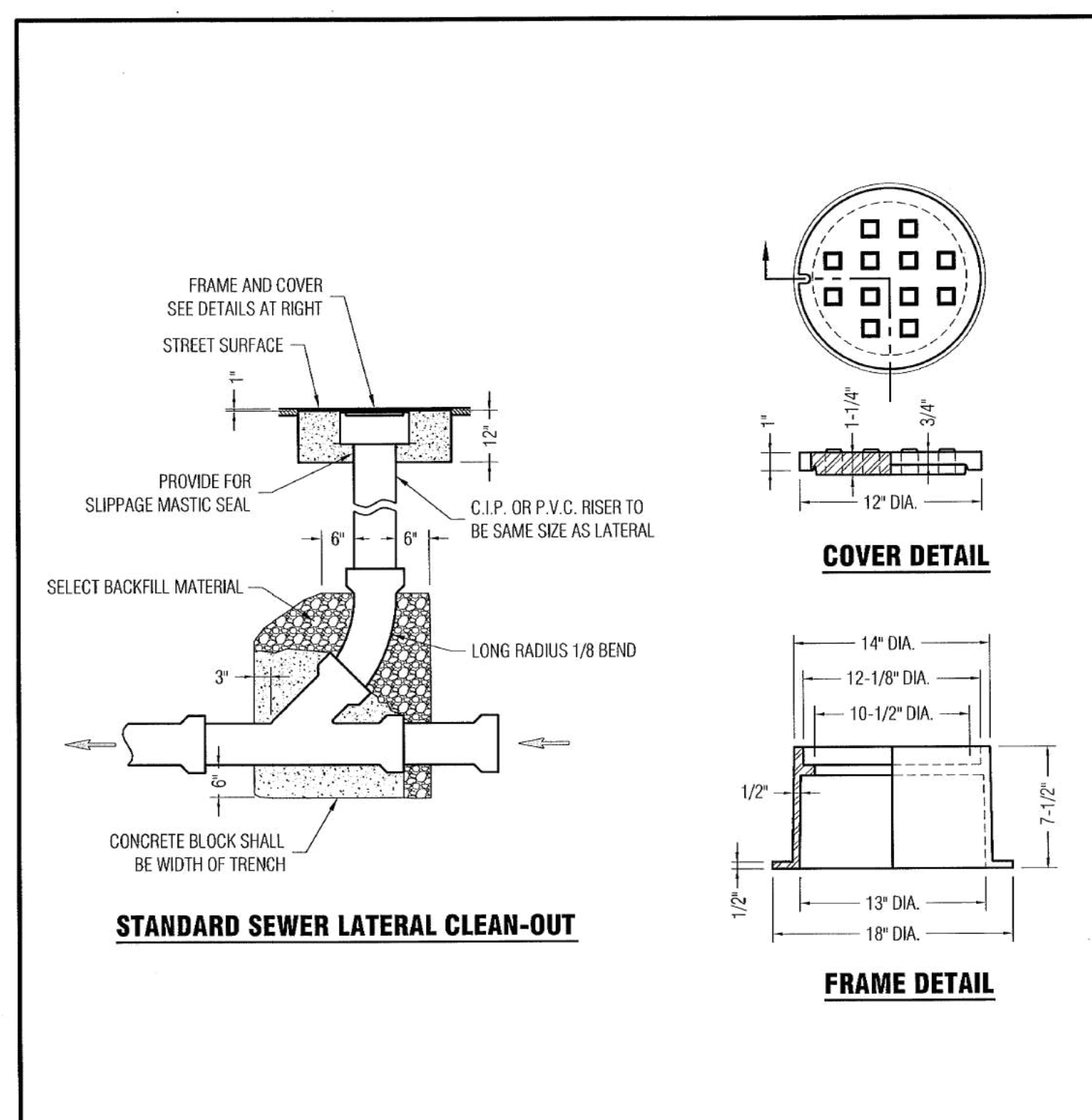


Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	SEWER LATERAL AND SEWER RISER	

SS-5

STANDARD DETAILS MAY 2010



Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	SEWER LATERAL CLEAN-OUT	
Changed Detail Title	02/16/12		

SS-6

STANDARD DETAILS MAY 2010

NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALTA MOUNT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
ROBERT Y. WANG
50541
Expires: 06-30-23
CIVIL
STATE OF CALIFORNIA

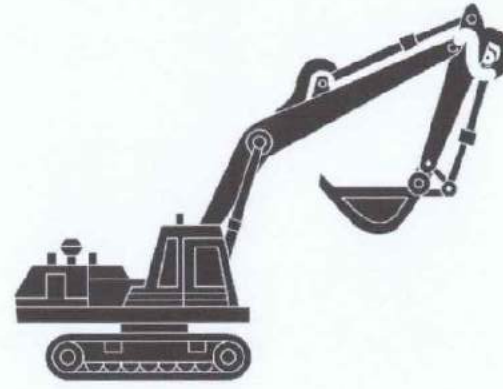
NEW RESIDENCE
283 SUNKIST LANE
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 170-22-024

STANDARD DETAILS

DATE: 9/16/2021
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of spilled materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately.
- If the spill poses a significant hazard to human health and safety, properly or the environment, you must also report it to the State Office of Emergency Services

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or cover or collect excess asphalt, saw-cut slurry to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash up chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash lines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

- When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.
- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recirculate water by draining it gradually onto landscaped area.
- Do not use copper-based algicides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse residue into a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you can discharge water to the sanitary sewer; or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be taken to an appropriate landfill or properly to prevent these materials from flowing into storm drains and watercourses.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints

- Whenever Possible
- Recycle or donate excess water-based (latex) paint, or return to supplier.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning equipment cleaning, vehicle cleaning, construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading, swimming pools, spas, and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (especially during excavations) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

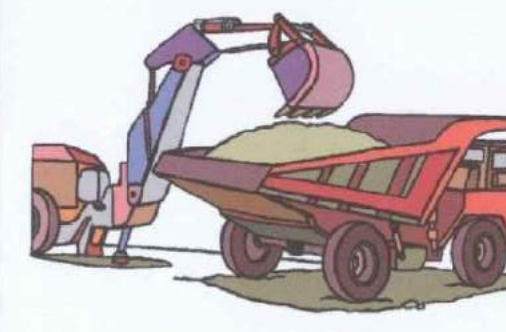
- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pickup of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleaned vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain your permit from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or when the construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with watties, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxic (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

- Check for Toxic Pollutants**
 - Check for odors, discoloration, or an oily sheen on groundwater.
 - Call your local wastewater treatment agency and ask whether the groundwater must be tested.
 - If contamination is suspected, have the water tested by a certified laboratory.
 - Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
- Check for Sediment Levels**
 - If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
 - If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
 - If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
 - Pumping from a bucket placed below water level using a submersible pump;
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
 - When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a gravelly swale to discharge.

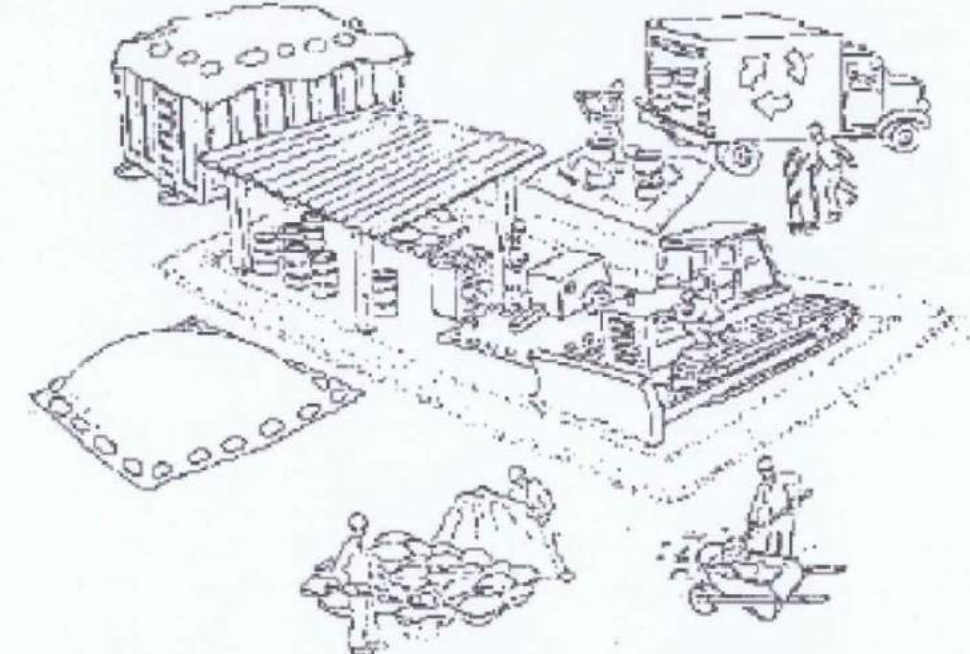
Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF SHEETS	DRAWING NO.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors must comply with the practices described in this drawing sheet.

Spill Response Agencies

DIAL 9-1-1
State Office of Emergency Services Warning Center (24 hours): 800-852-7550
Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford
City of Los Altos
Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

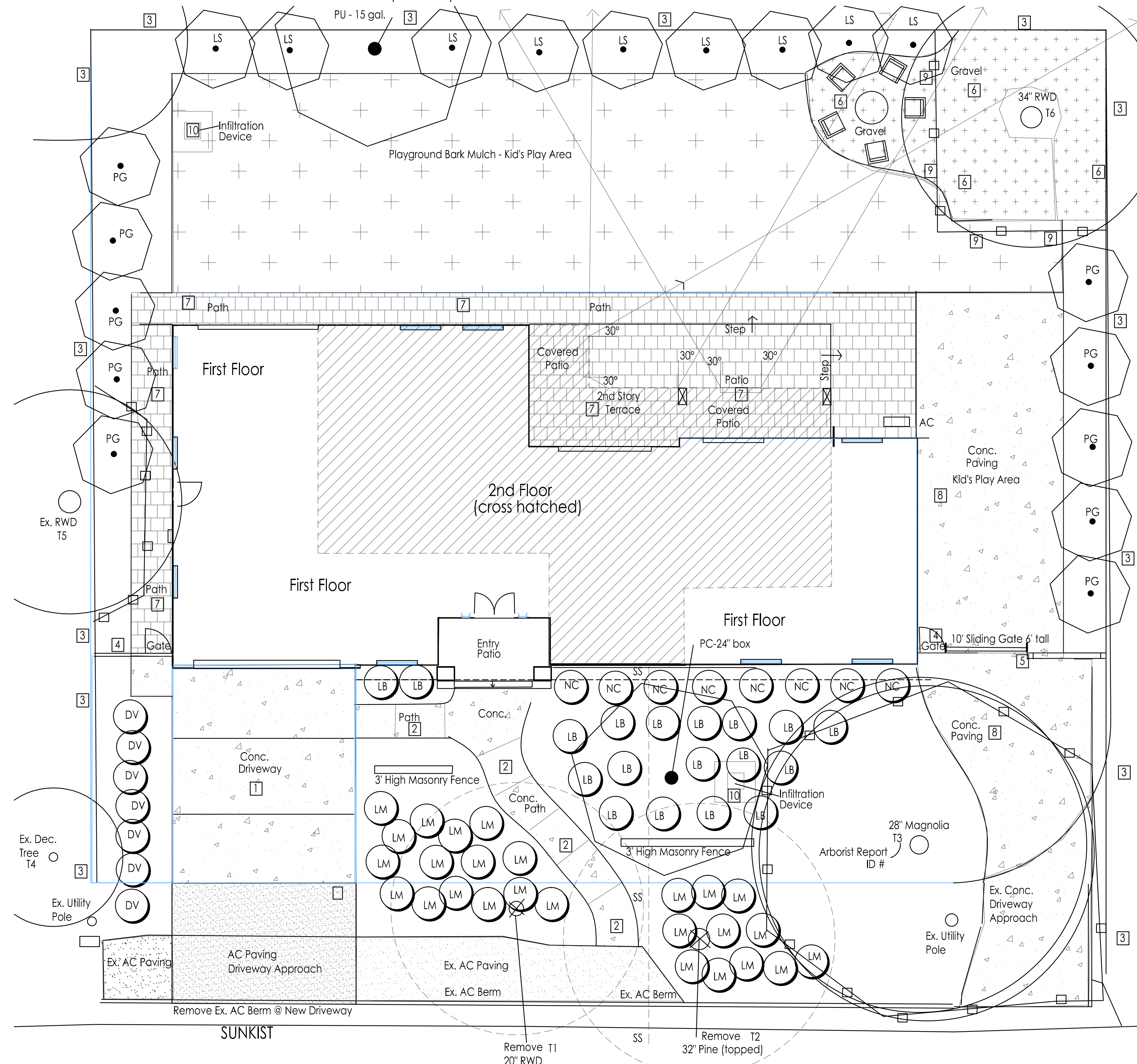
Planting Notes

- 1 THERE IS NO REAL LAWN
- 2 PLANTS WITH SIMILAR WATER NEEDS ARE GROUPED WITHIN HYDROZONES. EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE GROUP OF VALVES
- 3 AT LEAST 4 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS OF 12-12-12 FERTILIZER PER 1000 SF OF PLANTING AREA SHALL BE THOROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)
- 4 INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. MULCH TO BE SELECTED BY OWNERS. PROVIDE SAMPLES AND PRICES PRIOR TO FINALIZING BID
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- 7 DONT TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER
- 8 PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES
- 9 ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION COMPONENTS. SCREEN VALVES AND UTILITIES WITH PLANTS. DONT PUT PLANTS TOO CLOSE TO PAVING OR BUILDINGS
- 10 GRADING AND DRAINAGE TO BE DONE ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLANS DONE BY OTHERS

Plant Legend

KEY	QTY	SIZE	SPACING	WUCOLS	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT x SPREAD
TREES							
PC	-	24" box		LOW	Pistacia chinensis	Chinese Pistache	35' x 25'-35'
Category II replacement tree							
PU	-	15 gal		LOW	Pittosporum undulatum	Victorian Box	40' x 30'-40'
Category II replacement tree							
TALL SHRUBS							
LS	-	15 gal	10'	LOW	Laurus Saratoga	Hybrid Laurel	40' x 15'-30'
PG	-	15 gal	10'	MED	Podocarpus gracilior	Fern Pine	40' x 15'
GROUND COVERS							
LB	-	1	4' - 5'	LOW	Lomandra Breeze or Platinum		3' x 4'
DV	-	1	4' - 5'	LOW	Diets irridioides	Fortnight Lily	4' x 4'
NC	-	1	3' - 5'	LOW	Nandina Gulf Stream		4' x 3'
LM	-	1	3' - 5'	LOW	Lantana montevidensis purple		1.5' x 4'
A	-	1	2' - 5'	MED	Agapanthus Peter Pan	Lily of the Nile	2' x 2'

Ask owners if they want to upsize some of 1 gal plants to 5 gal plants
Plant quantities are for planning purposes only. Contractor to do own plant count and install all plants on plan



Landscape Site Legend

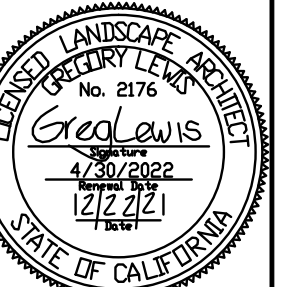
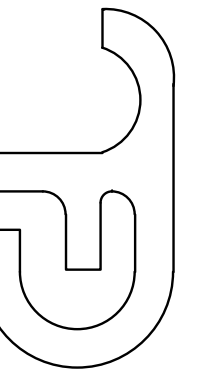
- 1 Driveway - Concrete with score and expansion joints - color and finish to be determined by owner - or interlocking pavers
- 2 Front walkways - Concrete - pattern and color to be determined later by owner - possibly to match driveway.
- 3 Existing fence to remain
- 4 6 foot tall plus 1 foot lattice x 3 foot wide gate and fence
- 5 6 foot tall automatic sliding gate
- 6 Gravel area - 3.5" deep with high quality weed cloth and steel landscape edging - gravel to be selected by owner
- 7 Rear patio - Concrete or pavers - pattern and color to be determined by owner later
- 8 Conc. paving
- 9 Tree protection fence - 5 feet tall with steel stakes max. 10 feet apart pounded 1.5 feet into soil
- 10 Infiltration Device - see Civil plans for detail

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan"

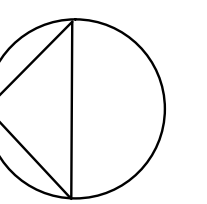
Gregory Lewis
Gregory Lewis - Landscape Architect Lic. #2176 12/22/21

Revision

#2176
GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbgloball.net



New Residence
283 Sunkist, Los Altos, CA



1/8"=1'-0"
0' 4' 8'

LANDSCAPE SITE/PLANTING PLAN

Date 12/22/21
Scale As Noted
Drawn Greg
Job
Sheet

L1

FRONT YARD SETBACK NON PERMEABLE CALCS.

TOTAL AREA FRONT YARD SETBACK = 3053 SF
NON PERMEABLE PAVING ALLOWED 50% = 1526.50 SF

DRIVEWAY AND LEFT WALK 22.5x25 = 562.50
LEFT WALK TO NORTH SIDE 1.3x4 = 5.2
FRONT WALK 232
MASONRY FENCE/WALLS 26x1 = 26
SOUTH PAVING 375
TOTAL NON PERMEABLE PAVING PROPOSED 1200.70 SF = 40%

Planting Notes

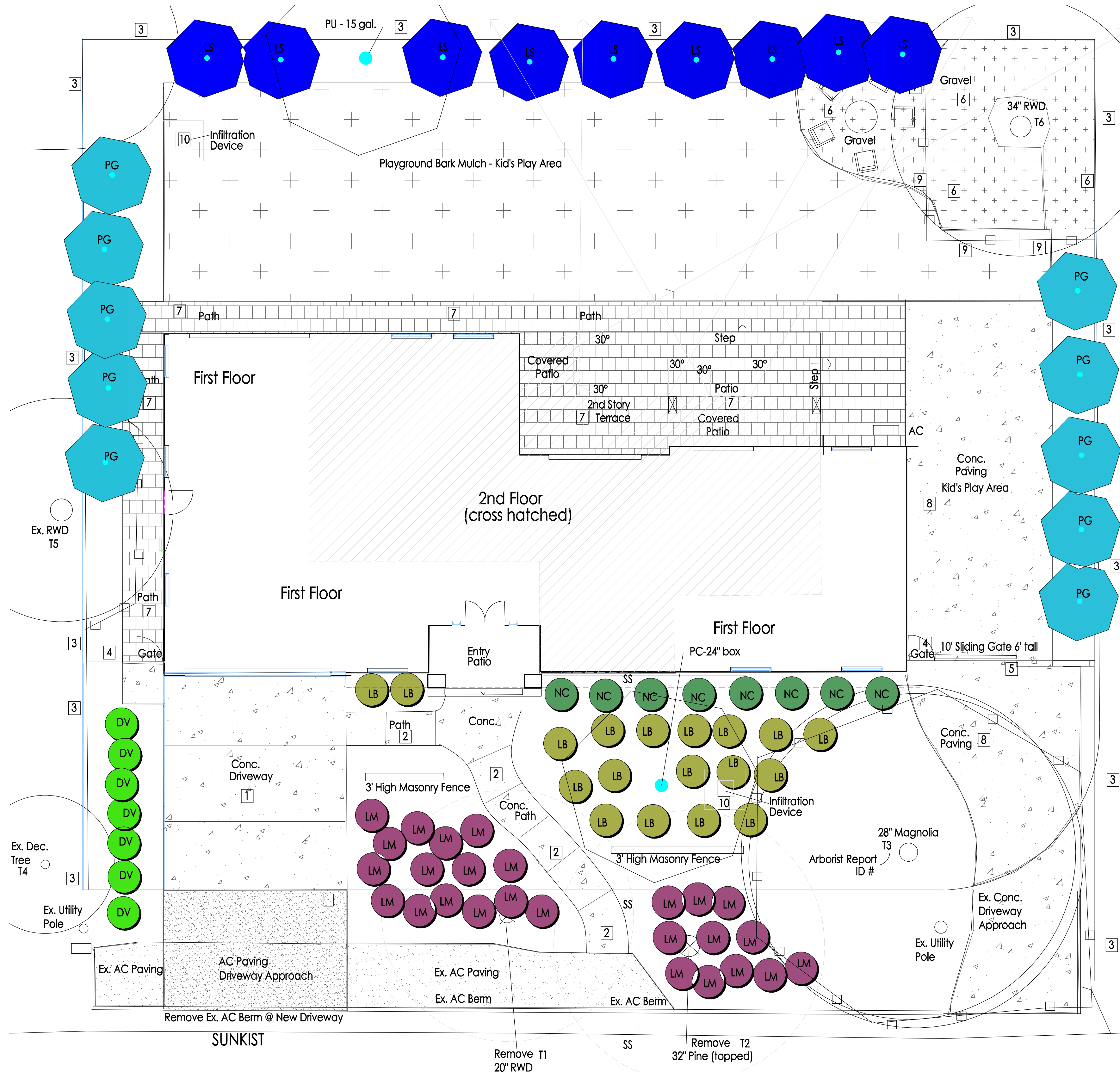
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FRONT YARD SETBACK NON PERMEABLE CALCULATIONS

TOTAL AREA FRONT YARD SETBACK	3053 SF
NON PERMEABLE PAVING ALLOWED	1526.50 SF
DRIVEWAY AND LEFT WALK 22.5X25	562.50
LEFT WALK TO NORTH SIDE 1.3X4	5.2
FRONT WALK	232
MASONRY FENCE/WALLS 26X1	26
SOUTH PAVING	375
TOTAL PROPOSED NON PERMEABLE PAVING	1200.70 SF = 40%

Landscape Site Legend

- 1 Driveway - Concrete with score and expansion joints - color and finish to be determined by owner - or interlocking pavers
- 2 Front walkways - Concrete - pattern and color to be determined later by owner - possibly to match driveway.
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- 10 Infiltration Device - see Civil plans for detail



EXISTING TREE LEGEND

KEY	COMMON NAME	ANTICIPATED HEIGHT AND SPREAD AT MATURITY	AVERAGE RATE OF GROWTH	IMAGE
T3	MAGNOUA	60' x 40'	12"-24" PER YEAR	
T4	CHINESE PISTACHE	25' x 25'	2'-3' PER YEAR	
T5	REDWOOD	200' x 35'	3'-10' PER YEAR	
T6	REDWOOD	200' x 35'	3'-10' PER YEAR	

PROPOSED PLANT LEGEND

KEY	COMMON NAME	ANTICIPATED HEIGHT AND SPREAD AT MATURITY	AVERAGE RATE OF GROWTH	IMAGE
DV	DIETS IRRIDIODES	4' X 4'	24" PER YEAR	
LM	LANTANA MONTEVIDENSIS	1.5' X 4'	24" PER YEAR	
LB	LOMANDRA BREEZE	3' X 4'	20" PER YEAR	
NC	NANDINA	4' X 3'	24" PER YEAR	
PG	FERN PINE	40' X 15'	12"-36" PER YEAR	
LS	HYBRIDE LAUREL	40' X 15' - 30'	15"-30" PER YEAR	

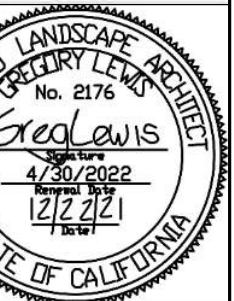
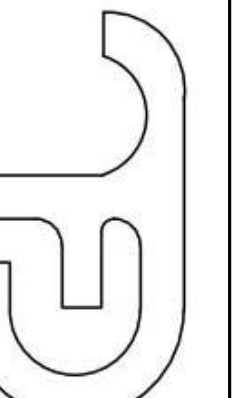
"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

Greg Lewis

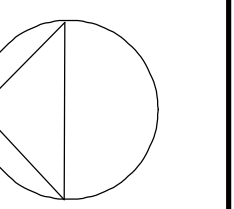
GREGORY LEWIS - LANDSCAPE ARCHITECT LIC. #2176
12/22/21

Revision

GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net



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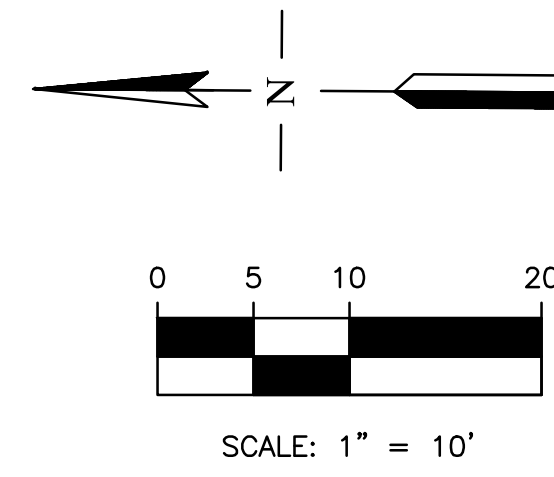
1/8"=1'-0"
0' 4' 8'

LANDSCAPE SITE/
PLANTING PLAN
COLORED

Date	9/9/21
Scale	As Noted
Drawn	Greg
Job Sheet	
of	

NOTES:

1. THIS ELECTRONIC FILE IS SOLELY FOR THE USE OF THE ARCHITECT FOR THE DEVELOPMENT OF HIS/HER ARCHITECTURAL DRAWINGS TO OBTAIN BUILDING PERMITS.
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5. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY RW ENGINEERING, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.



ABBREVIATION

- AD AREA DRAIN
- A.E. ANCHOR EASEMENT
- AC ASPHALT CONCRETE
- BRI BRICK
- C/G CURB & GUTTER
- C CONCRETE
- DI DRAIN INLET
- FF FINISH FLOOR GRADE
- FL FLOWLINE
- GM GAS METER
- LG LIP OF GUTTER
- MB MAIL BOX
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- S/W SIDEWALK
- TC TOP OF CURB
- TRC TOP OF ROLLED CURB
- W.C.E. WIRE CLEARANCE EASEMENT
- WM WATER METER

LEGEND

- PROPERTY LINE
- CENTERLINE
- SS UTILITY LINE-TYPE AS NOTED
- ☉ STREET LIGHT
- ☐ PG&E UTILITY BOX-TYPE AS NOTED
- ☐ WM/GM WATER/GAS METER
- ⊕ WV WATER VALVE
- ☐ CURB CATCH BASIN
- ⊕ FIRE HYDRANT
- MH MANHOLE-TYPE AS NOTED
- CO SANITARY SEWER CLEANOUT
- PP/— OH POWER POLE W/ OVERHEAD WIRE
- ⊕ BENCHMARK
- 200 CONTOUR LINE
- ⊙ MON MONUMENT
- ⊙ 12" TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN
- GUY WIRE

SITE BENCHMARK: ⊕

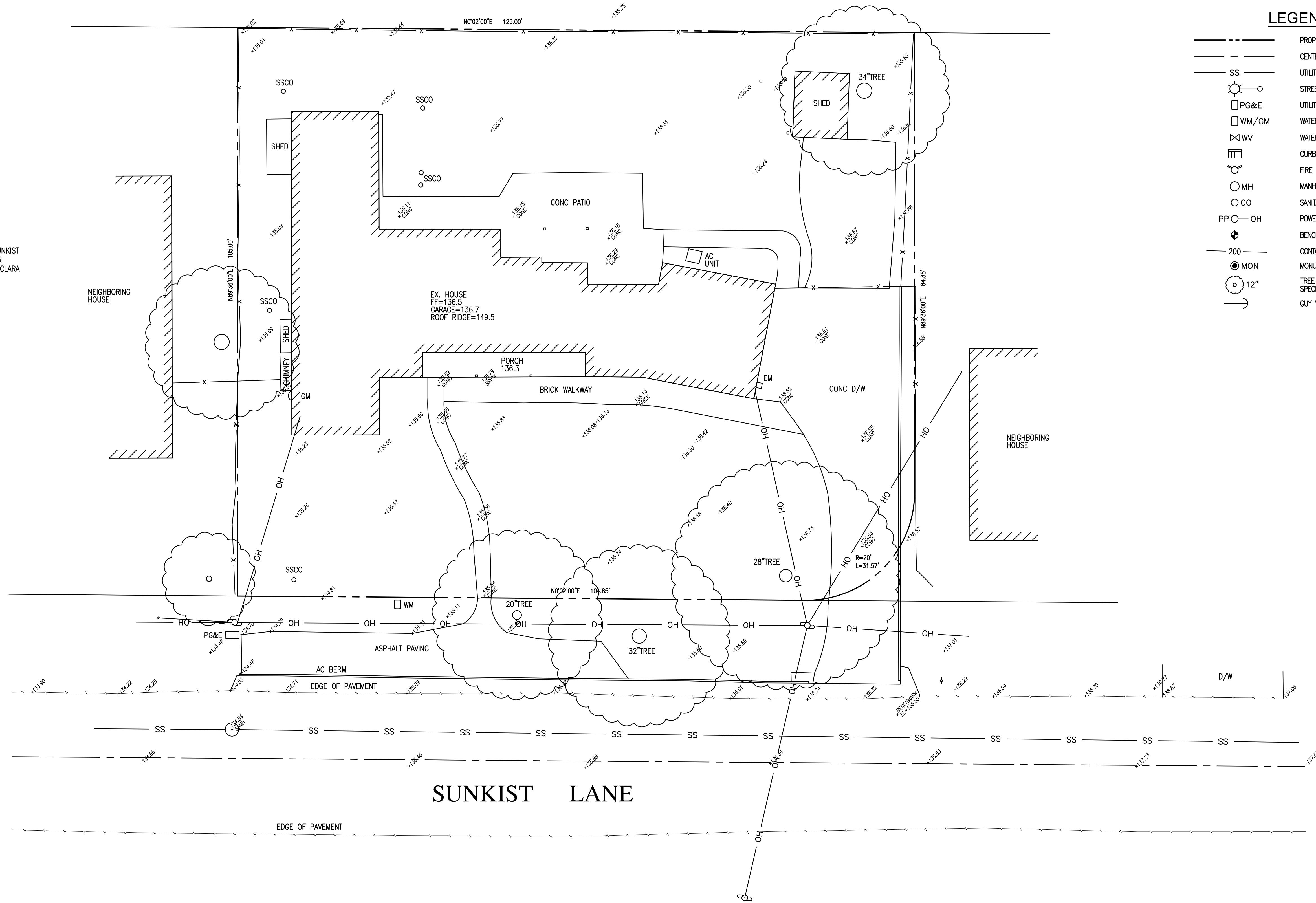
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ELEVATION= 136.55 NAVD 1988 DATUM

BASIS OF BEARINGS:

THE BEARING S0°02'00"W OF THE CENTERLINE OF SUNKIST LANE AS SHOWN ON TRACT MAP NO. 500, FILED FOR RECORD IN BOOK 18 OF MAPS AT PAGE 17, SANTA CLARA COUNTY RECORDS.

SITE DATA:

283 SUNKIST LANE
LOS ALTOS, CA
APN: 170-22-024
AREA=13,037 S.F.±



NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALPAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com



283 SUNKIST LANE
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 170-22-024

TOPOGRAPHIC MAP

DATE: 12/24/2020
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.

SU-1
OF 1 SHEETS

SITE BENCHMARK

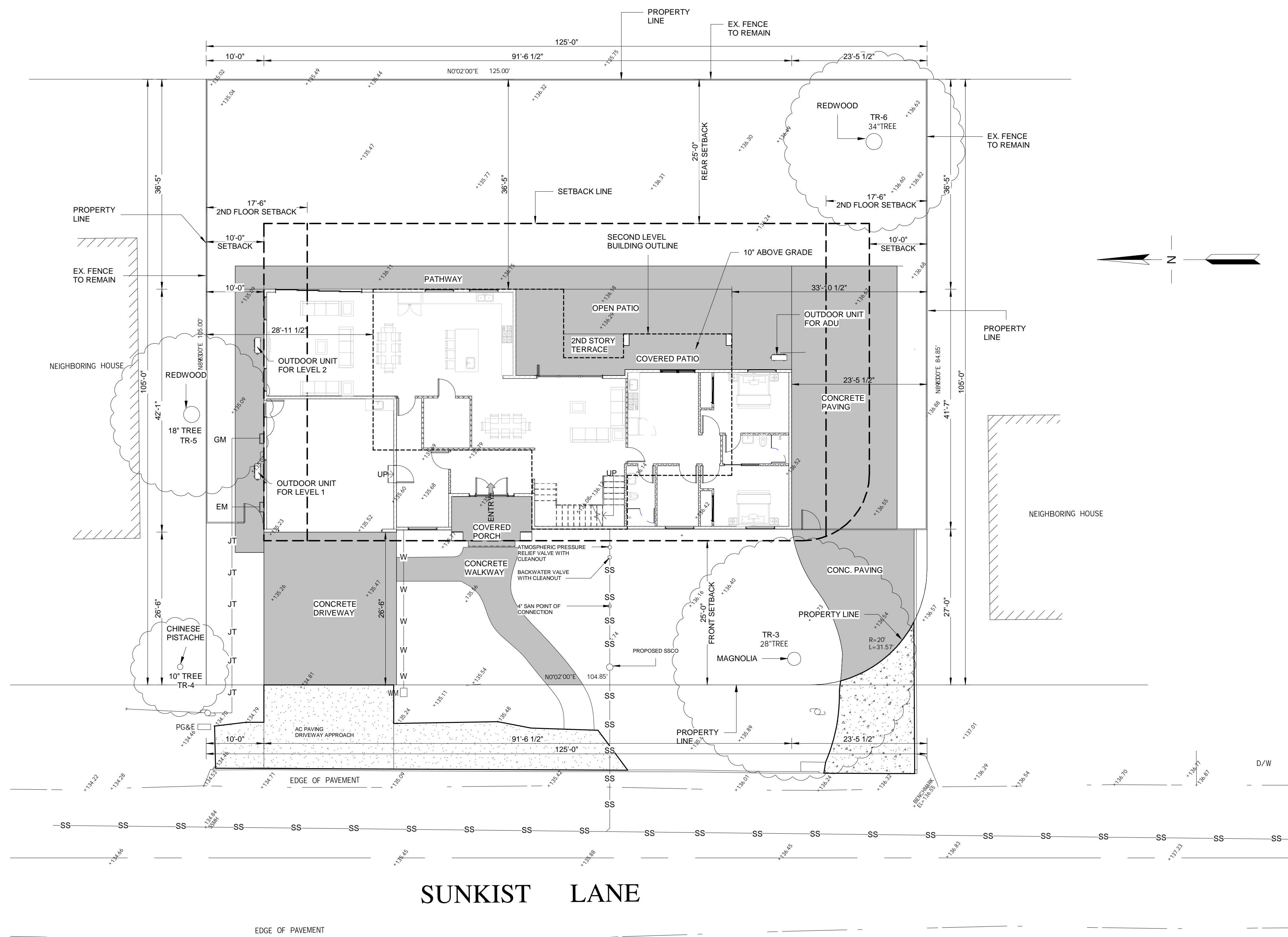
SET NAIL
ELEVATION = 136.50 NAVD 1988 DATUM

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SITE DATA

283 SUNKIST LANE
LOS ALTOS, CA
APN: 170-22-024
AREA=13,037 S.F. +/-



SUNKIST LANE

1 UTILITY PLAN
1" = 10'-0"

NOTES:

UTILITY LEGENDS

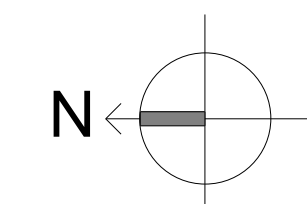
- JT-JT-JT- JOINT TRENCH
- SS-SS-SS- SANITARY SEWER
- W-W-W- WATER LINE

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	13-SEPT-2021	PRAKASH
2	REVISED AS PER COMMENTS	26-APRIL-2021	PRAKASH
3	REVISED AS PER COMMENTS	12-JAN-2022	ADITI

NOTES:

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- THIS DRAWING IS ISSUED STRICTLY WITH AN UNDERSTANDING THAT IT WILL BE USED ONLY FOR THE PURPOSE MENTIONED AND SHALL BE RETURNED AFTER COMPLETION.
- LARGER SCALE DRAWINGS AND DETAILS SUPERCEDE THE SMALLER SCALE DRAWINGS AND DETAILS.
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PROJECT : 283 SUNKIST LANE , LOS ALTOS

DRG NO: U-1

UTILITY PLAN

DATE: 12-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO: -

SCALE: As indicated

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com

